



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



83 Leeds Way | Horning | Norwich | NR12 8LU

Guide Price £290,000

****GUIDE PRICE £290,000 - £300,000 EXTENDED FAMILY HOME IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this beautifully presented, extended and exceptionally spacious, four bedroom mid-terrace house, pleasantly tucked away within a quiet cul-de-sac in the peaceful and sought-after village of Horning. Presented in excellent condition throughout, this impressive home offers a fantastic amount of flexible accommodation perfectly suited to modern family life. The ground floor comprises a welcoming entrance hall, comfortable lounge, generous kitchen/diner providing an excellent sociable space for family meals and entertaining, a cosy snug, useful utility room, dedicated office ideal for home working and a convenient WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off landing, providing plenty of space for a growing family. Outside, the property benefits from a large driveway providing ample off-road parking, while to the rear is a good-sized and beautifully maintained garden, offering an attractive space for entertaining, family enjoyment or simply relaxing outdoors. Further benefits include double glazing and oil heating. Combining four bedrooms, versatile extended accommodation, excellent presentation and a peaceful village setting, this superb property makes a fantastic family home, so be quick to book a viewing.

Location

Horning is a highly sought-after and picturesque Norfolk Broads village, set alongside the River Bure and surrounded by beautiful countryside. The village offers a great selection of local amenities including shops, pubs, restaurants, a village hall, primary school and riverside facilities, while being particularly well known for its scenic waterside setting and access to the Norfolk Broads. Horning is conveniently positioned for access to Wroxham and Hoveton, which provide a wider range of shops, supermarkets and everyday amenities, while Norwich City Centre is also within easy reach. With its peaceful village atmosphere, beautiful riverside walks, boating opportunities and excellent access to the surrounding Norfolk countryside, Horning is a fantastic location for families, professionals and those looking to enjoy a more relaxed rural lifestyle.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, utility room, office, WC and stairs to first floor.

Lounge 14'11" x 12'0"

Double glazed window, radiator.

Kitchen/Diner 21'3" x 12'2"

Fitted wall and base units with worktops over, sink and drainer, fitted and hob, integrated dishwasher, space for fridge/freezer, double glazed window, patio doors, radiator.

Snug 12'0" x 8'5"

Radiator.

Utility Room 8'3" x 6'6"

Space for washing machine, tumble dryer and freezer.

Office 7'5" x 6'10"

Radiator.

WC 4'10" x 4'0"

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'5" x 11'5"

Double glazed window, radiator.

Bedroom Two 12'5" x 9'1"

Double glazed window, radiator.

Bedroom Three 10'9" x 8'3"

Double glazed window, radiator.



Bedroom Four 10'10" x 8'6"

Double glazed window, radiator.

Bathroom 7'8" x 4'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Patio area, lawned garden, flower beds, large storage shed, enclosed by timber fencing with rear gate access.

Local Authority

North Norfolk Council, Tax Band C.

Tenure

Freehold

Utilities

ADSL Copper Wire.
Mains water and electric.
Oil heating.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

