



LOWER STREET, HORNING
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





LOWER STREET, HORNING, NORFOLK NR12 8PF

- A beautifully presented and sympathetically renovated 1930s thatched bungalow
- Private non-estate location within walking distance of a full range of amenities
- 3 double bedrooms, 4-piece bathroom
- Impressive high gloss kitchen with quartz worktops and a comprehensive range of built in appliances
- Private south facing plot with garage and ample off road parking
- New central heating system with boiler and radiators replaced in 2023
- A well maintained thatched roof with a new ridge and canopy to porch, combed and renetted in 2023.

A beautifully presented, extended and comprehensively renovated detached 1930s thatched bungalow set in the sought after riverside village of Horning, within walking distance of an impressive range of facilities.

Occupying a private south facing non-estate location with enclosed gardens, garage and generous off road parking.

The tastefully presented accommodation consists of an entrance porch, inner hallway, dual aspect south facing living room, an impressive contemporary-styled kitchen/breakfast room with high gloss units complemented by quartz worktops, and there are three bedrooms served by a newly installed four-piece bathroom suite.

Other features include new gas boiler and radiators installed in 2023, original wooden panelled doors restored to their former glory, UPVC sealed unit double glazing and a well maintained thatched roof, recently combed and re-ridged. This attractive and inviting period property is full of character and style and is equally well suited to be used as a charming permanent home or as a private low maintenance second home, or as a perfectly placed holiday let, set in arguably the Broads's most sought after village. Viewing is highly recommended.

ACCOMMODATION

Entrance Porch

Tiled floor and fitted seating.

Inner Hallway

Coved ceiling, loft access, radiator.



Living Room: 21'5" x 12'2"

Light and inviting, dual aspect with leaded windows to front and side, two radiators, attractive fitted dresser style units, coved ceiling, stripped panelled door.

Kitchen/Breakfast Room: 16'1" x 10'0"

Comprehensive range of high gloss units with inset 1½ sink unit and impressive quartz worktops and window sills. Peninsula unit with large built in wine fridge. Other built in appliances consist of a built in oven, microwave/combi, fridge/freezer, hob and extractor and dishwasher.

Leaded windows to side and rear, part glazed door to side. Tiled floor, coved ceiling and downlighters, stripped panelled door.

Master Bedroom: 11'9" x 10'10"

Leaded window to front aspect, radiator, coved ceiling, stripped wooden panelled door.

Bedroom 2: 10'0" x 9'4"

Leaded window to rear. Range of bedroom furniture, radiator, coved ceiling, stripped panelled door.

Bedroom 3: 10'3" x 10'1"

Leaded window to side, radiator, coved ceiling, stripped panelled door, original cast iron fireplace.

Bathroom: 9'8" x 6'8"

Low level w/c. Wash basin, panelled bath, shower cubicle, coved ceiling, downlighters, extractor fan, stripped panelled door.





OUTSIDE

The property is approached via a lower gravel driveway providing ample off road parking with access to a detached garage with a recently replaced roof.

The well enclosed front garden is south facing and laid mainly to lawn with mature flowers and shrub borders and an ornamental pond.

The rear garden is also well enclosed and laid to lawn offering a good degree of privacy with two paved patios and a garden shed.

ADDITIONAL INFORMATION

Services: All mains services

Freehold

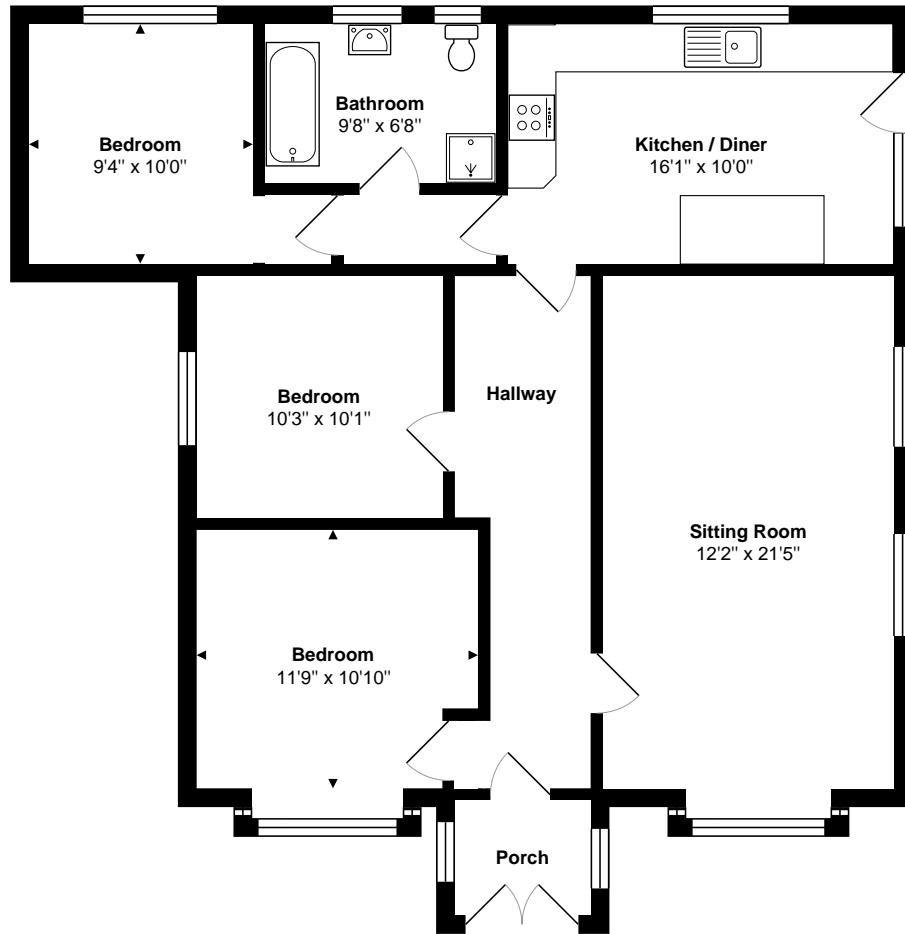
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

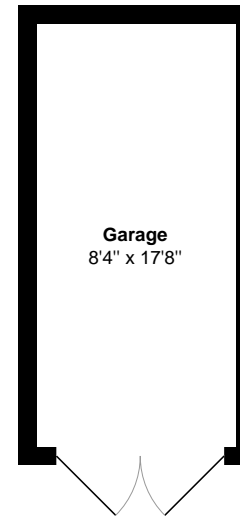






All measurements are approximate and for display purposes only

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 72 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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