



FERRY MARINA, HORNING  
£350,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS

# FERRY MARINA, HORNING NR12 8PS

- A well established holiday let, available fully furnished
- 4 double bedrooms all with en-suite facilities
- Spacious open plan living room with balcony on the first floor
- Completed to a high standard in 2010

A spacious waterside property set in a highly regarded marina just off the River Bure, and within easy walking distance of all the amenities that the riverside village of Horning has to offer.

The generous, family friendly accommodation consists of four double bedrooms, all with their own en-suite shower/bathrooms, a first floor 26ft long open plan living room with fully fitted kitchen and a balcony looking over the water.

Features include sealed unit double glazing throughout, off road parking for several cars, a private mooring suitable for either a small boat or as the perfect spot to sit and fish from, with views out over the water, both front and back.

Since its completion, this property has been run as a successful holiday let and it is available fully furnished by negotiation.

## ACCOMMODATION

### Entrance Hall

Staircase to first floor, night storage heaters.

### Bedroom 4: 11'1" x 9'6"

Window to side, panelled door, wall mounted heater.

### En-Suite Shower Room

Low level w/c, wash basin, shower cubicle, fully tiled walls, heated towel rail, extractor fan, panelled door.

### Bedroom 3: 12'10" x 10'8"

Window to front aspect, wall mounted heater, panelled door.

### En-Suite Bathroom

Bath, low level w/c, wash basin, shower cubicle, heated towel rail, window to side, extractor fan, wall mounted fan heater.







### **Bedroom 2: 16'9" x 13'3"**

Sliding patio doors leading out onto a sun deck with views out over the marina. Night storage heater and wall mounted panel heater, TV point.

### **En-Suite Shower Room**

Low level w/c, wash basin, tiled shower cubicle, fully tiled walls, extractor fan, heated towel rail, wall mounted fan heater, panelled door.

## **FIRST FLOOR**

### **Landing**

Loft access, window to side, night storage heater, laminate wooden floor.

### **Open Plan Living Room: 26'10" x 16'4"**

Spacious reception area which consists of:

### **Kitchen**

Full range of wall and floor mounted storage cupboards, 1½ sink unit and drainer, built in oven, hob, extractor fan and microwave. Built in fridge/freezer.

### **Lounge/Dining Area**

Sliding patio doors leading out onto a private balcony with views out over the marina. 2 night storage heaters, TV point, window to side, panelled door.

### **Master Bedroom: 14'0" x 12'8"**

Window to front aspect with views out towards the river. Panelled door, wall mounted heater.

### **En-Suite Bathroom**

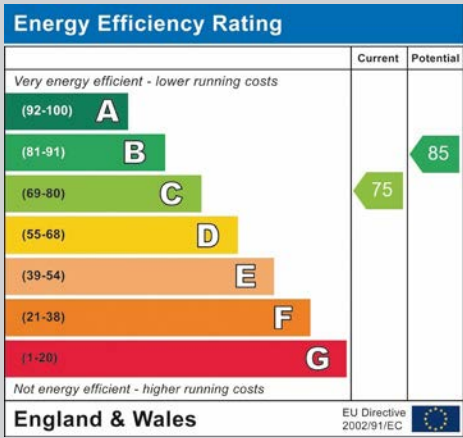
Low level w/c, wash basin, bath and tiled shower cubicle. Heated towel rail, fully tiled walls, panelled door and extractor fan.



OUTSIDE

To the front of the property is a brick weave driveway providing private parking for several cars.

To the rear is a decked sun terrace with quay heading extending to approximately 16ft.

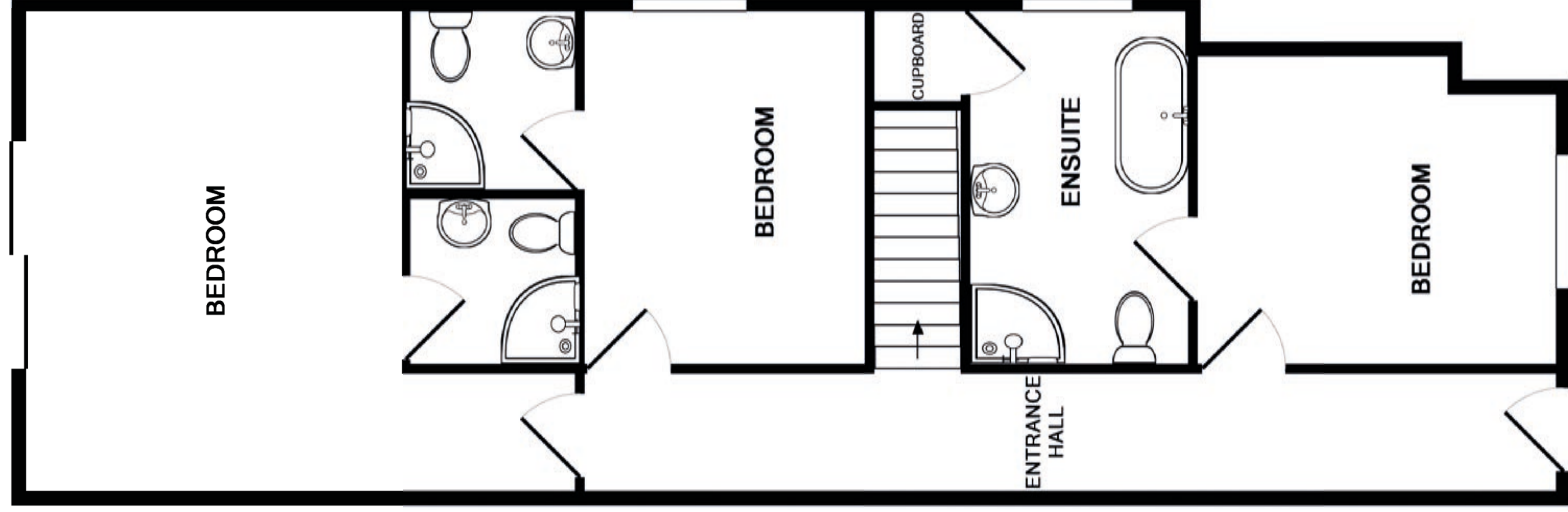


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

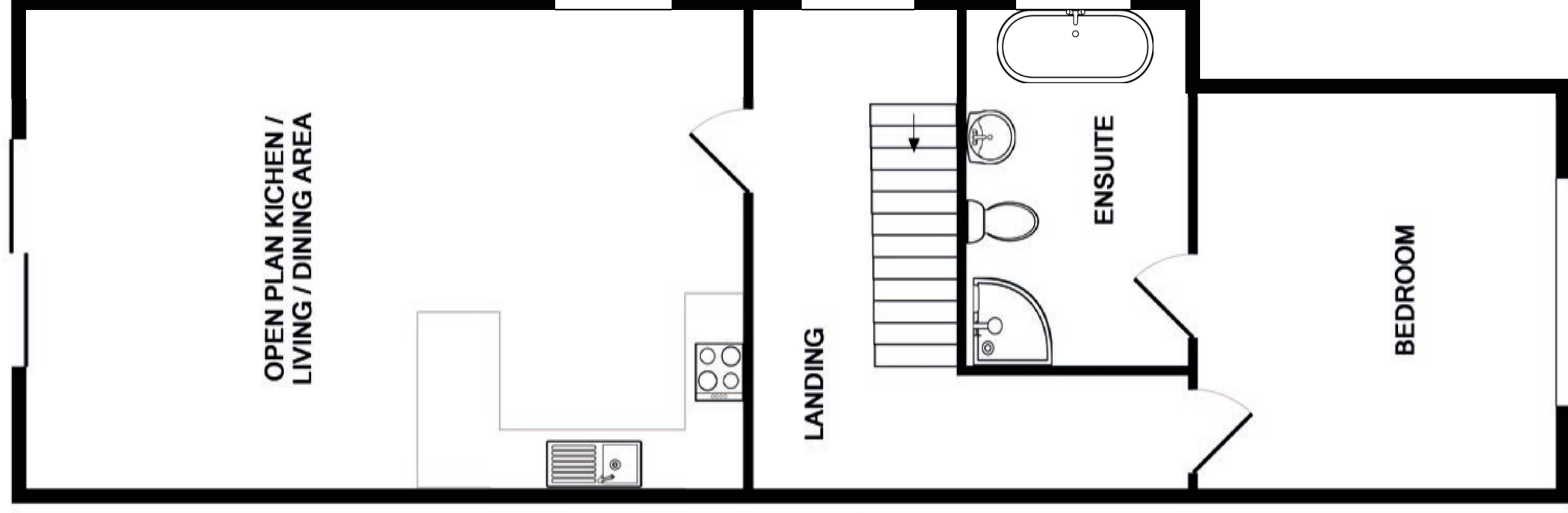
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 833 SQ.FT.  
(77.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 822 SQ.FT.  
(76.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1655 SQ.FT. (153.8 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



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