



FERRY COTT LANE, HORNING  
£625,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS











## FERRY COTT LANE, HORNING, NORFOLK NR12 8PP

- Spacious and versatile three story link-detached house
- Large open plan first floor living space with balcony and river views
- 40ft private mooring with new quay heading
- 3 bedrooms, 2 en-suites
- Sought after location
- No onward chain

Offering stunning views out over the River Bure with a private 40ft long mooring, this spacious and versatile three storey link-detached property is available with no onward chain, and is equally suitable for use as a generous permanent residence or as a low maintenance 'lock up and leave' second home, or as an incredibly well placed holiday let with direct access to the entire Broads network, as well as a host of amenities within easy walking distance.

Starting on the ground floor, the flexible accommodation consists of an entrance hall, bedroom 2 with extensive range of fitted and built in wardrobes and an en-suite shower room, bedroom 3, bathroom, utility and conservatory. Moving up to the first floor there is a spacious open plan living space, including a fully fitted kitchen, which offers a comprehensive range of built in appliances and which leads out onto a generous balcony with views out over the mooring and the river beyond. Also on this floor is the study and a cloakroom.

Finally on the second floor there is the master bedroom, again with a range of fitted furniture, river views and another en-suite shower room.

The property offers off road parking for several cars, as well as an integral garage, a south facing courtyard garden and a private mooring measuring 44ft (37ft min) x 13'6" with power and water provided.

Set within arguably the Norfolk Broads most sought after village, with three riverside pubs, three restaurants, a deli, coffee shop, village store, butchers and a Post Office. Wroxham, the coast and the city of Norwich are all within striking distance.





## ACCOMMODATION

Covered way leading to:

### Entrance Hall

Tiled floor, staircase to first floor, under stair cupboard, radiator, coved ceiling, moulded cornice.

### Bathroom

Low level w/c, wash basin, panelled bath, tiled floor and partially tiled walls, extractor fan, shaver point, window to side, panelled door.

### Bedroom 2: 14'0" x 10'1"

The first of two bedrooms that could easily be used as the master bedroom. Extensive range of fitted and built in wardrobes with cupboards over and a fitted chest of drawers. Tiled floor, radiator, window to front aspect, two radiators, moulded cornice, panelled door, telephone point.

### En-Suite Shower Room

Shower enclosure, wash basin, low level w/c, heated towel rail, extractor fan, tiled floor and partially tiled walls, moulded cornice, panelled door.

### Bedroom 3: 12'0" x 9'0"

Window to rear, radiator, tiled floor, moulded cornice, panelled door.









### **Utility Room: 7'10" x 7'5"**

Tiled floor, radiator, moulded cornice, panelled door, plumbing for washing machine, glazed door to:

### **Conservatory: 9'7" x 8'8"**

Of brick and UPVC sealed unit double glazed construction with fitted blinds and double doors out into the courtyard garden.

## **FIRST FLOOR**

### **Landing**

Staircase to second floor, radiator, moulded cornice.

### **Cloakroom**

Low level w/c, vanity wash basin, tiled floor, window to side, extractor fan, shaver point, partially tiled walls.

### **Spacious Open Plan Living Space: 23'10" x 23'6"**

Consisting of **Lounge/Dining Room: 23'10" x 14'6"**

Dominated by two sets of large patio doors which lead out onto a decked balcony which offers impressive views out over the private moorings and the river beyond. Wooden flooring, three radiators, wall lights, TV point, entry phone system, large walk in cupboard holding the recently fitted gas fired central heating boiler, TV point, moulded cornice. Feature triple archways lead to:





### **Kitchen: 13'6" x 9'0"**

Full range of wall and floor mounted units, recently replaced and finished with granite worktops, 1½ sink unit and drainer, built in double oven, hob and extractor fan, with dishwasher and fridge freezer. Window to rear, wooden floor, moulded cornice, partially tiled walls, down lighters, telephone and TV points.

### **Study: 9'11" (7'7" min) x 7'8"**

Extensive range of bespoke fitted office furniture, window to front aspect, with river views, radiator, panelled door.

## **SECOND FLOOR**

### **Landing**

Velux window to side.

### **Master Bedroom: 19'11" (15'8" min) x 11'9" (10'2" min)**

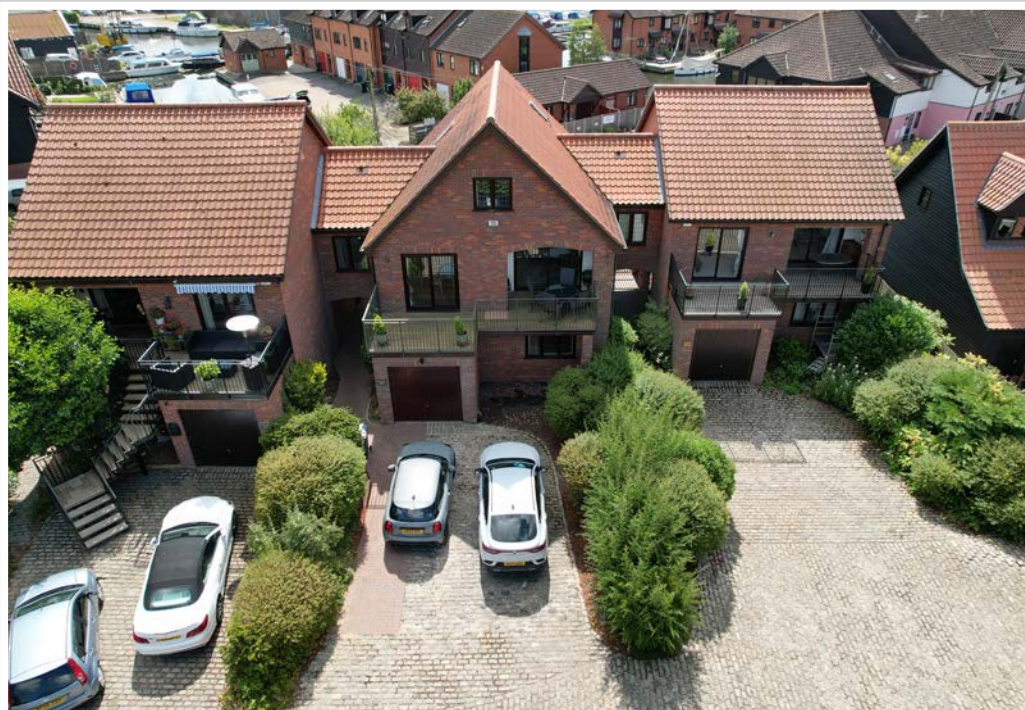
Range of fitted wardrobes, two access to eaves, window to front aspect with river views, two radiators, telephone point, panelled door.

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

Large walk in shower enclosure, low level w/c, wash basin, radiator, tiled floor, partially tiled walls, built in storage cupboards, panelled door, extractor fan, loft access and Velux window to one side.









## OUTSIDE

The property is approached via a driveway providing off road parking for several cars. This in turn leads to an integral **Garage 16'6" x 9'1"** with power, light and an up and over door. Gates provide access to the rear, courtyard style garden, which is mainly laid to gravel for ease of maintenance. Well enclosed by fencing and well established laurel hedging with pedestrian access to the rear that leads back onto Ferry Road providing easy access to:

### Private Mooring

Set just off the River Bure, this generous private mooring measures approximately 44ft (37ft min) x 13'6". Benefitting from newly replaced quay heading and half of a wooden pontoon aiding access to the port side, with power and water connected.

## ADDITIONAL INFORMATION

Tenure: Freehold

Full residential status

Services: Mains water, electricity, drainage and gas

Gas boiler replaced in 2016

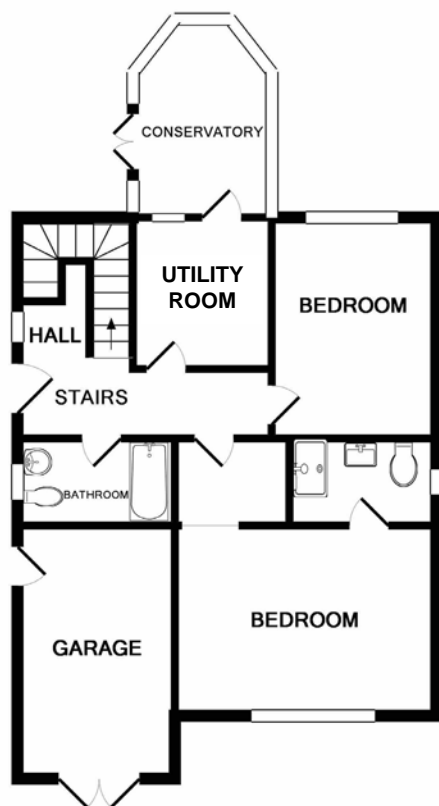
No onward chain.

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

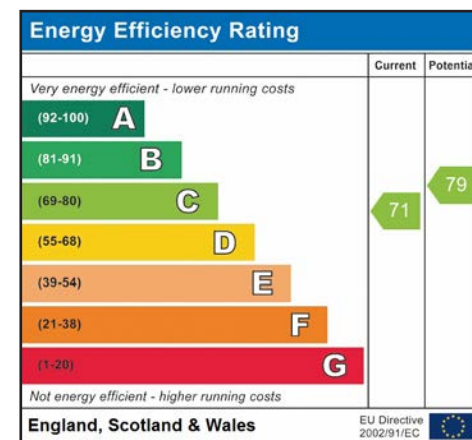


1ST FLOOR



2ND FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY











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