



CRABBETTS MARSH, HORNING  
OFFERS IN EXCESS OF £325,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# CRABBETTS MARSH, HORNING

- Detached waterside bungalow with residential status
- 90ft of quay heading
- Private parking
- Renovated and extended in 2005

A well proportioned and well maintained detached waterside bungalow, thought to date back to the 1960s, fully renovated and extended in 2005. Now offering two double bedrooms, a spacious triple aspect living room, fully fitted kitchen/breakfast room and a shower room, private moorings and parking.

Set just off the River Bure on the outskirts of Horning, this deceptive property has fully residential status, LPG central heating by radiator, UPVC sealed unit double glazing, off road parking for at least two cars and approximately 90ft of quay heading providing extensive private moorings.

Of timber construction set upon steel and concrete piles, this impressive property is equally suitable as a picturesque permanent residence or a well placed second home within easy reach of the River Bure and from there the entire Broads network.

## ACCOMMODATION

### Entrance Hall

UPVC sealed unit double glazed front door, window to side, tiled floor.

### Living Room: 17'9" x 14'6"

Generous triple aspect reception room with windows to both sides and large sliding patio doors (not double glazed) to the rear leading out onto the raised sun deck with electronic roll out awning. Two radiators, TV point, telephone point, loft access, wall lights.

### Kitchen/Breakfast Room: 14'9" x 10'0"

Full range of wall and floor mounted storage units with 1½ sink unit and drainer. Built in electric oven and LPG hob with extractor hood and plumbing for a washing machine. Triple aspect, tiled floor, partially tiled walls, down lighters, radiator, built in cupboard housing the LPG central heating boiler.

### Bedroom 1: 14'8" x 10'9"

Dual aspect, radiator.











## Bedroom 2: 10'0" x 7'8"

Window to side, built in double wardrobe, radiator.

## Shower Room

Low level w/c, vanity wash basin, double shower enclosure, tiled floor, window to front aspect, shaver point, extractor fan, panelled door.

## OUTSIDE

The property is approached via double gates leading to a wood chipped parking area suitable for at least two cars.

A raised, decked walkway wraps around the property providing steps up to the covered porch area with a sun deck looking out over the lawned garden, private moorings and the water beyond.

Quay heading runs along both the northern and eastern elevations with both sides extending to approximately 45ft. The property benefits from outside power, water and lighting and there is also a large timber shed.

The property is less than 150 metres away from the main river, on the Wroxham side of Horning.

## ADDITIONAL INFORMATION

Tenure: Freehold

Full residential status but cannot be run as a holiday let.

Services: Mains electricity and water, mains (pumped) drainage, LPG central heating.

The property is accessed via a private wood chipped roadway with an annual maintenance charge of approximately £250.

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.

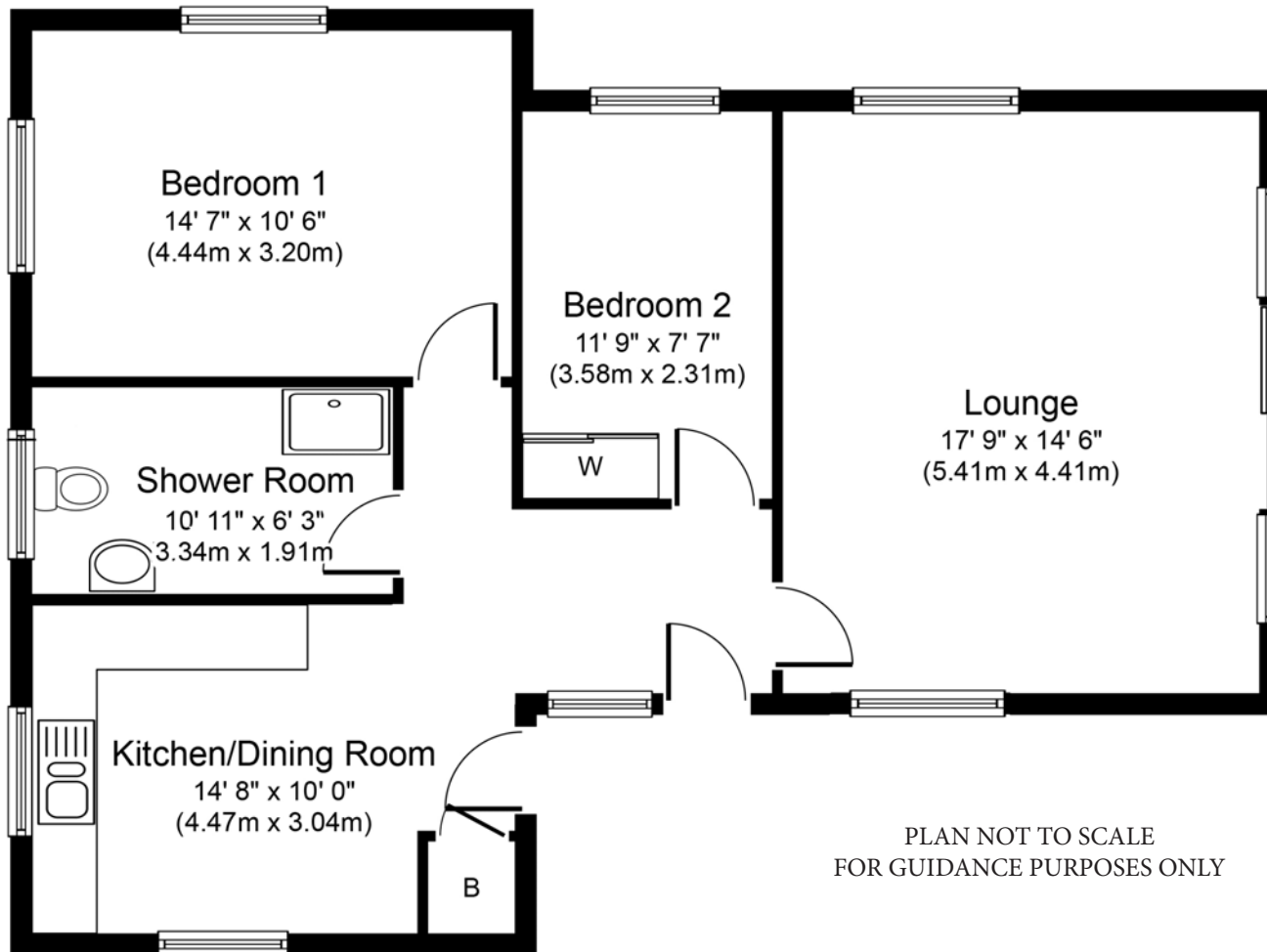
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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



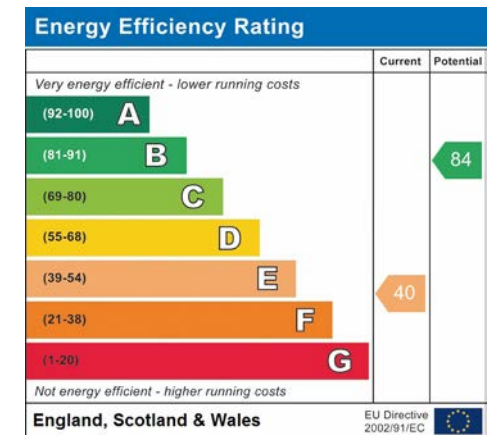






PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

**Approximate Floor Area**  
**797 sq. ft.**  
**(74.0 sq. m.)**











WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)