



FERRY MARINA, HORNING
£279,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

FERRY MARINA, HORNING NR12 8PS

- Spacious and immaculately presented end town house
- 32ft long open plan living space
- 2 double bedrooms, both with en-suite shower rooms
- River views and access to the water
- Successful holiday let

A beautifully presented end town house, completely remodelled and renovated, finished to a very high standard, looking out over the water in a highly regarded marina development within the sought after village of Horning.

The property offers an impressive 32ft long open plan first floor living space with views out over the water and out towards the River Bure with a contemporary fitted kitchen with solid oak worktops and a range of built in appliances. Both bedrooms are generous doubles and both benefit from well finished en-suite shower rooms. The layout is completed with a first floor cloakroom.

Other features include sealed unit double glazing, night storage heaters, off road parking for at least two cars, and a generous decked outside area with access to the water, an ideal fishing spot.

The property is currently run as a successful holiday let and is available fully furnished by separate negotiation.

ACCOMMODATION

Entrance Hall

Staircase to first floor, built in cupboards with hand basin and plumbing for a washing machine, night storage heater.

Bedroom 1: 14'2" (16'6" max) x 11'0"

Full length window and glazed door to rear, both with fitted blinds with views out over the water. Wall mounted heater, built in double wardrobe, panelled door, TV point.

En-Suite Shower Room

Corner shower enclosure with two shower heads, vanity wash basin, low level w/c, heated towel rail, window to side, extractor fan, panelled door.





Bedroom 2: 13'9" x 10'0"

Dual aspect windows to front and side, both with fitted blinds. Wall mounted heater, panelled door, TV point, built in double wardrobe.

En-Suite Shower Room

Double shower enclosure with two shower heads, vanity wash basin, low level w/c, heated towel rail, extractor fan, panelled door.

FIRST FLOOR

Landing

Wide staircase, Velux window, down lighters, night storage heater.

Cloakroom

Low level w/c, wash basin.

Open Plan Living Space: 32'0" x 16'7" (20'4" into bay)

A truly impressive triple aspect living space with full length tilt and turn windows with fitted blinds and glass Juliet balconies looking out over the water. Large box bay picture window to side and window to front aspect with views out towards the River Bure.

The stunning kitchen has a contemporary grey finish with solid oak worktops, 1½ ceramic sink unit with drainer and breakfast bar and space for four stools. The comprehensive range of built in appliances includes an oven, microwave, induction hob with extractor hood, dishwasher and fridge freezer. Inset lighting and a coloured glass splashback complete the look.

Wooden flooring throughout, down lighters and two wall mounted heaters.



OUTSIDE

Off road parking for at least two cars and a gated and fenced courtyard area, decked throughout looking out over the mooring basin with 8ft of quay heading giving direct access to the water, making it an ideal fishing spot.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Suitable for use 365 days a year but not as a sole/main residence.

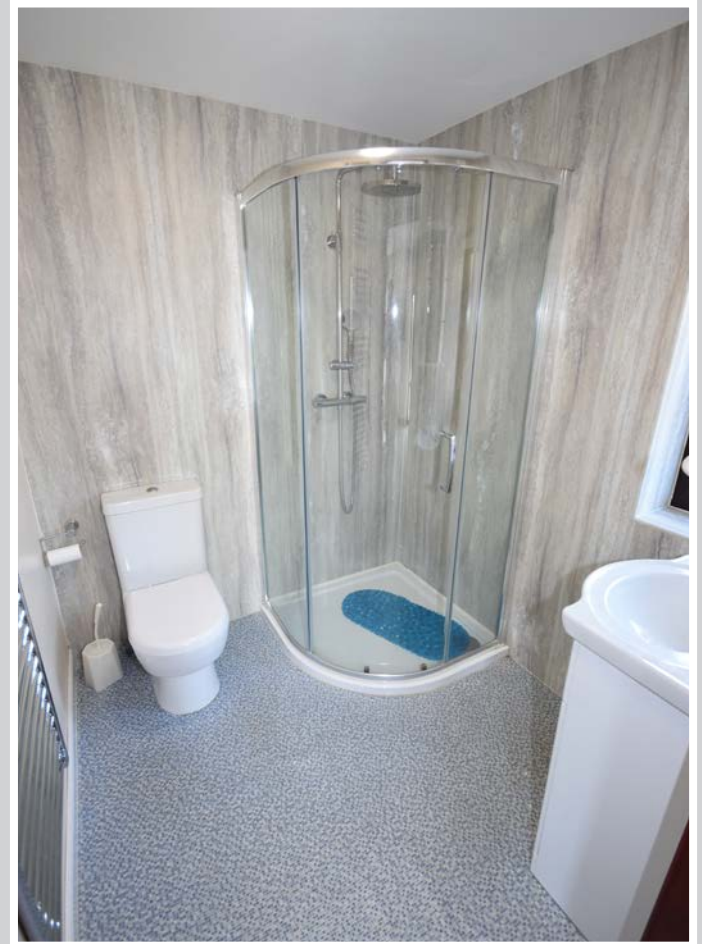


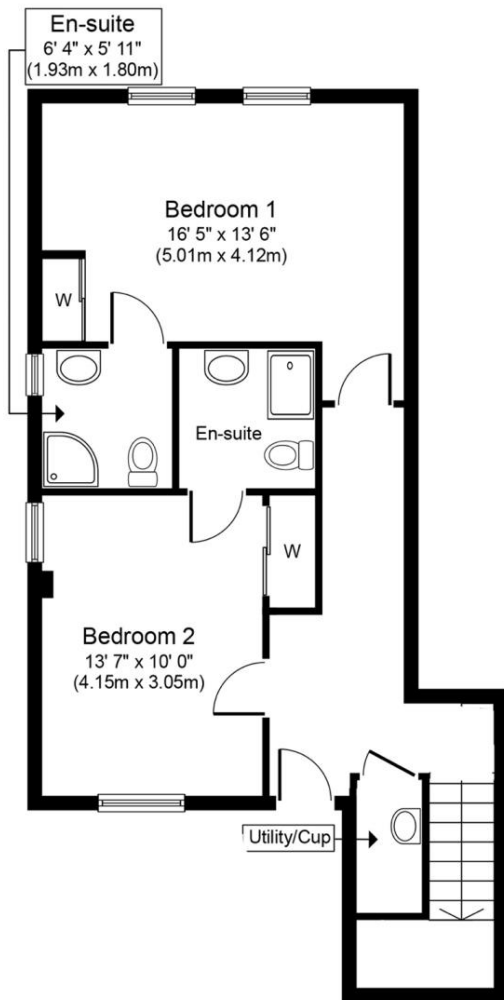
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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
Approximate Floor Area
603 sq. ft.
(56.0 sq. m.)



First Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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