



HILLSIDE ROAD, HORNING
£295,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



HILLSIDE ROAD, HORNING, NORFOLK NR12 8PG

- Spacious 3 bedroom semi detached bungalow
- Private location within walking distance of a wide range of amenities
- Elevated south west facing location
- Re-fitted kitchen, en-suite facilities, conservatory, garage and parking

An incredibly deceptive three bedroom semi detached bungalow occupying a private, elevated and south west facing position within easy walking distance of the centre of Horning.

The spacious accommodation consists of an entrance hall, large L-shaped living room with dining area, generous conservatory, a well-fitted kitchen, master bedroom with en-suite shower room, two further double bedrooms and a bathroom including spa bath and shower.

Features include UPVC sealed unit double glazing, gas fired central heating, range of built in kitchen appliances including double oven, hob extractor fan, fridge/freezer and dishwasher.

There is also a detached garage and ample parking.

The private rear garden benefits from the sunny south west aspect which also looks out over the rooftops towards the River Bure, ensuring that sails can be regularly seen passing by, reminding you that you are at the very heart of the Norfolk Broads.

ACCOMMODATION

Entrance Hall

Leaded and glazed front door, radiator, built in cloaks cupboard, coved ceiling, loft access.

Living Room: 19'7" x 15'9" plus 8'0" x 7'8"

Generous living space with two radiators, gas fire, down lighters, dimmer controls, TV point, and a step up to the dining area.

Large picture windows run the full length of the back wall, enjoying the south west aspect with fully fitted blinds. French doors lead out to:



Conservatory: 20'0" x 12'0" (6'0" min)

Of UPVC sealed unit double glazed construction, with fully fitted blinds and French doors leading out into the garden.

Kitchen: 11'6" x 7'8"

Modern fitted kitchen with 1½ sink unit and drainer with under unit lighting, built in double oven, gas fired hob, extractor fan, built in fridge/freezer and dishwasher, plumbing for washing machine. Windows and door to rear.

Master Bedroom: 11'9" x 11'8" (13'9" max)

Radiator, coved ceiling, built in wardrobe, large picture window to rear.

En-Suite Shower Room

Double shower enclosure, vanity wash basin, low level w/c, tiled floor, tiled walls, down lighters, extractor fan, heated towel rail.

Bedroom 2: 11'9" x 9'9"

Radiator, window to side.

Bedroom 3: 11'8" x 7'9"

Window to rear, radiator, coved ceiling.

Bathroom

Low level w/c, wash basin, panelled spa bath with shower attachment and fitted electric shower with screen. Fully tiled walls and floor, coved ceiling, window to rear, built in boiler cupboard.



OUTSIDE

The property is approached via a long gravelled driveway providing ample off road parking for cars/boats/caravans etc. This leads to a detached timber garage with power and light. Steps lead down to the front door with the front garden laid to lawn with a selection of mature trees and shrubs. The private south west facing rear garden is laid mainly to lawn with patio area surrounded by slate chippings. There are two sheds, both with power connected, a greenhouse and a fish pond. External power, light and water.

LOCATION

The property is conveniently situated within walking distance of a wide range of local amenities including three riverside pubs, two restaurants, a deli, coffee shop, village store, Post Office, butchers, church, primary school and sailing club.

ADDITIONAL INFORMATION

Tenure: Freehold

Timber construction under a tiled roof

Mains services

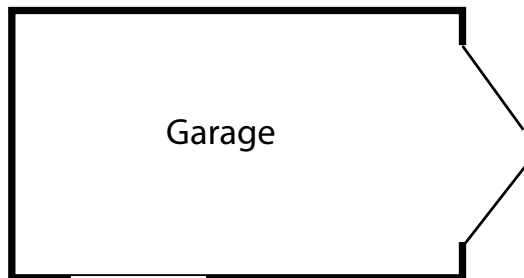
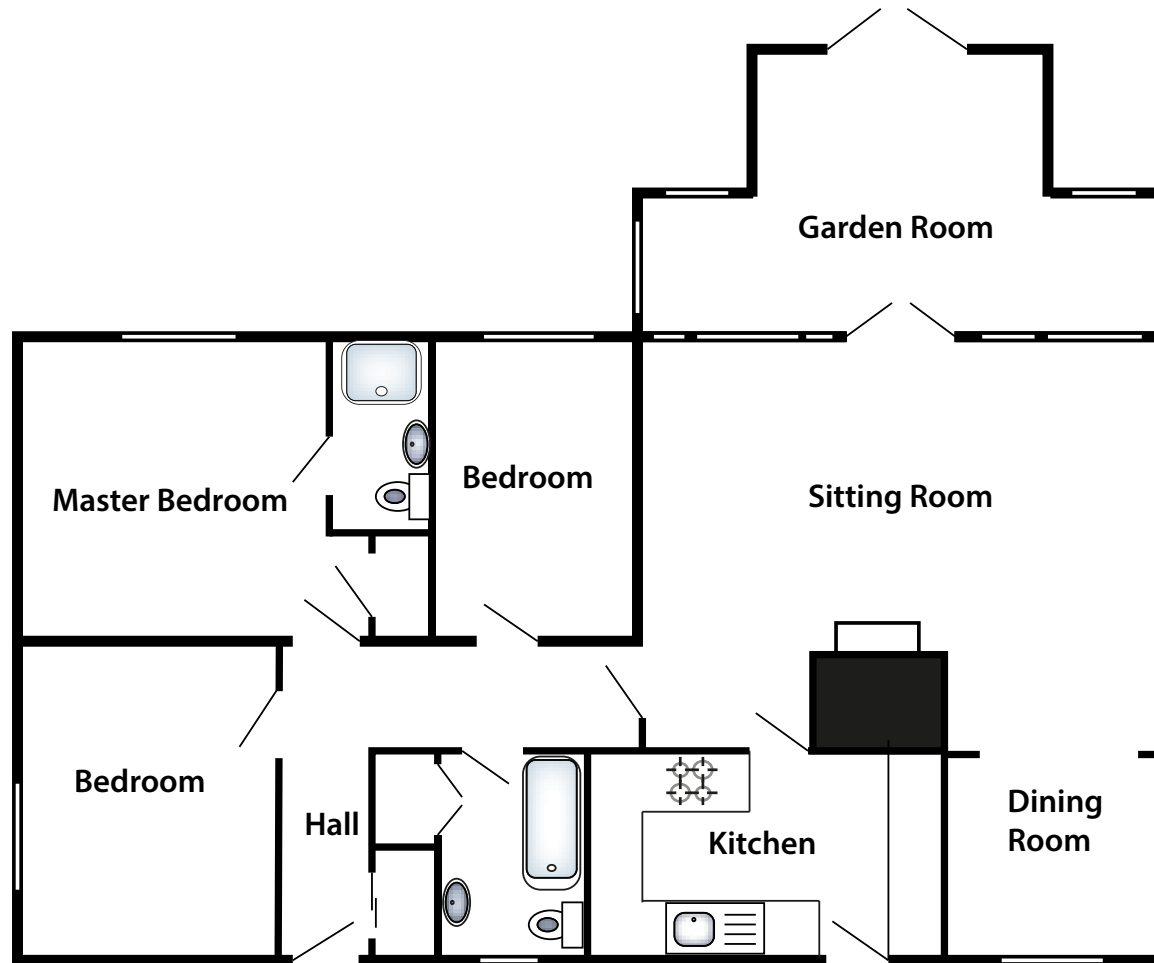
Solar panels generating a net return of approximately £1,000 per annum.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com