



FERRY VIEW ESTATE, HORNING  
£225,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# FERRY VIEW ESTATE, HORNING, NORFOLK NR12 8PT

- Riverside bungalow
- Freehold, full residential status
- Timber construction on concrete piles
- Generous mooring

A perfectly placed freehold riverside bungalow of timber construction set on concrete piles with a steel ring beam, with a generous mooring, off road parking and full residential status.

Set just off the River Bure with impressive views, this well maintained property consists of a kitchen, bay fronted sitting room, two bedrooms and a re-fitted shower room.

It benefits from being raised well above ground level with steps up to a generous sun deck. Lawned garden and a private mooring measuring 31ft x 24ft.

Located in the sought after village of Horning, this perfect holiday home or holiday let is available with contents included.

Early viewing is recommended.

## ACCOMMODATION

### **Kitchen: 9'2" x 6'10"**

Range of wall and floor mounted units with sink unit and drainer, window to front aspect with views over the water, door to side, servicing hatch, electric cooker point, laminate wooden floor.

### **Living Room: 16'11" x 9'1"**

Bay window to front aspect with door out to the south west facing verandah with views out over the water and beyond to the River Bure. Laminate wooden floor.

### **Inner Hallway:**

### **Bedroom 1: 9'0" x 9'0"**

Window to side, 2 fitted wardrobes, panelled door, electric heater.



## **Bedroom 2: 9'0" x 9'0" (7'0" min)**

Window to side aspect, built in wardrobe, wall mounted heater, panelled door, laminate wooden floor.

## **Shower Room**

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

## **OUTSIDE**

Extending around 3 sides of this property is a decked verandah with south west facing seating area looking out over the moorings and the water beyond.

The water frontage extends to approximately 51ft and includes a 31ft x 24ft mooring dock and an additional 20ft side on mooring. The lawned garden extends to the front and side with outside lighting and water. A further woodchip area extends to the side, complete with a garden shed which has power connected.

The property also offers private parking for one car.

## **LOCATION**

Horning is one of the Norfolk Broads' most sought after locations with a varied selection of amenities including three riverside pubs, two restaurants, coffee shop, deli, café, village store, Post Office, sailing club and a butcher.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Full residential status

Mains services - electricity, drainage, water

Shared parking area

Summer photos taken 2014

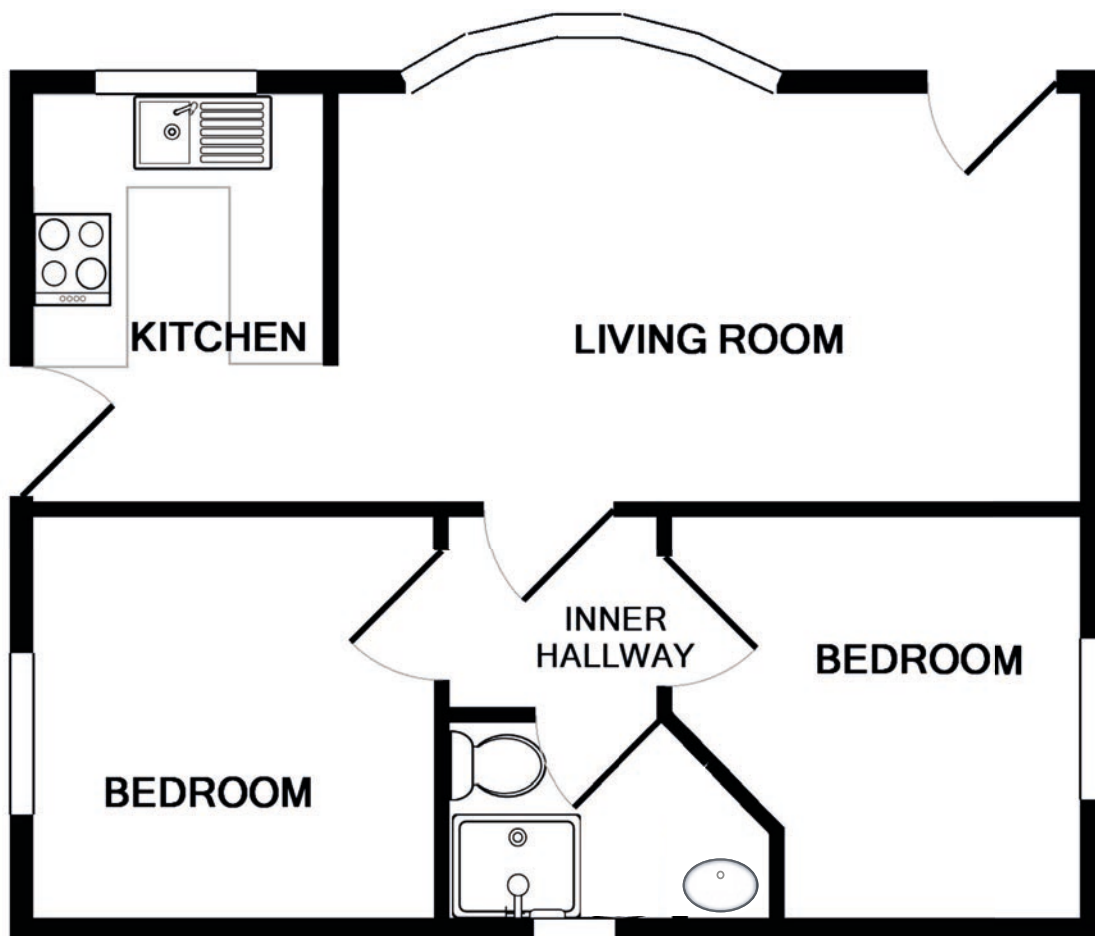
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		37
(1-20) <b>G</b>	19	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





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