



CRABBETTS MARSH, HORNING
£570,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- Incredibly deceptive and flexible riverside home
- 45ft long wet boathouse with additional 70ft dock
- Panoramic river views
- Southerly aspect
- 3 reception rooms
- 2 double bedrooms and 2 shower rooms
- No onward chain
- Private parking for 3 cars

Incredibly deceptive! This spacious riverside home, set directly onto the River Bure, offers far more than you might think at first glance!

Dramatically extended in 2003/2004 with generous and flexible accommodation that now consists of a 25ft long dual aspect living room with far reaching river views, additional sitting room, garden room, fitted kitchen, two double bedrooms and two shower rooms.

Outside, the property really makes the most of its prime main river location with stunning panoramic views, approximately 70ft of private river frontage, a southerly aspect, huge private mooring dock measuring 70ft x 14'6" which in turn leads to a large detached wet boathouse with an internal mooring measuring 45ft x 12'6".

Located on the outskirts of Horning, arguably the Broads' most sought after village, this surprising property offers huge potential for further improvement whilst already offering so much to anyone looking for the ultimate riverside lifestyle.

Early viewing essential.

ACCOMMODATION

Kitchen

Full range of wall and floor mounted units with sink unit and drainer, built in double oven, hob and extractor. Tiled floor, partially tiled walls, part glazed door to rear, coved ceiling, radiator.



Inner Hallway

Laminate wooden floor.

Sitting Room: 15'0" x 14'10"

Laminate wooden floor, coved ceiling, ceiling fan/light, wall light points, radiator. Glazed double doors to living room and:

Garden Room: 15'5" x 10'8"

French doors to side with river view.

Living Room: 25'8" x 16'0"

Impressive dual aspect living space with French doors out onto a south facing decked seating area, looking out over the River Bure. Laminated wooden floor, two radiators, coved ceiling, ceiling fan.

Bedroom 1: 11'2" (9'5" min) x 10'5"

Window to side, radiator, ceiling fan, coved ceiling, three door wardrobe, laminate flooring, panelled door.

En-Suite Shower Room

Recently re-fitted with shower enclosure, low level w/c, hand basin, extractor fan, heated towel rail, tiled floor and walls, panelled door.

Bedroom 2: 10'5" x 8'3"

Laminate flooring, radiator, coved ceiling, ceiling fan, panelled door.

Shower Room

Shower enclosure, hand basin, low level w/c, heated towel rail, extractor fan, panelled door, window to rear.



OUTSIDE

The south facing riverside garden is mainly laid to lawn with a variety of shrub and flowering borders. There is an elevated sun deck offering the perfect vantage point from which to watch life on the river float on by!

River frontage extends to approximately 70ft with a substantial private mooring dock measuring approximately 70ft x 14'6", this leads to the Boathouse, a large detached timber construction with power, light and an internal mooring extending to approximately 45ft x 12'6".

The property also offers off road parking for three cars.

ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Full residential (cannot be used as a holiday let).

Access: Via a private wood chipped roadway. Annual contribution circa £350.00.

Services: Mains water, drainage and electricity.

Central heating LPG.

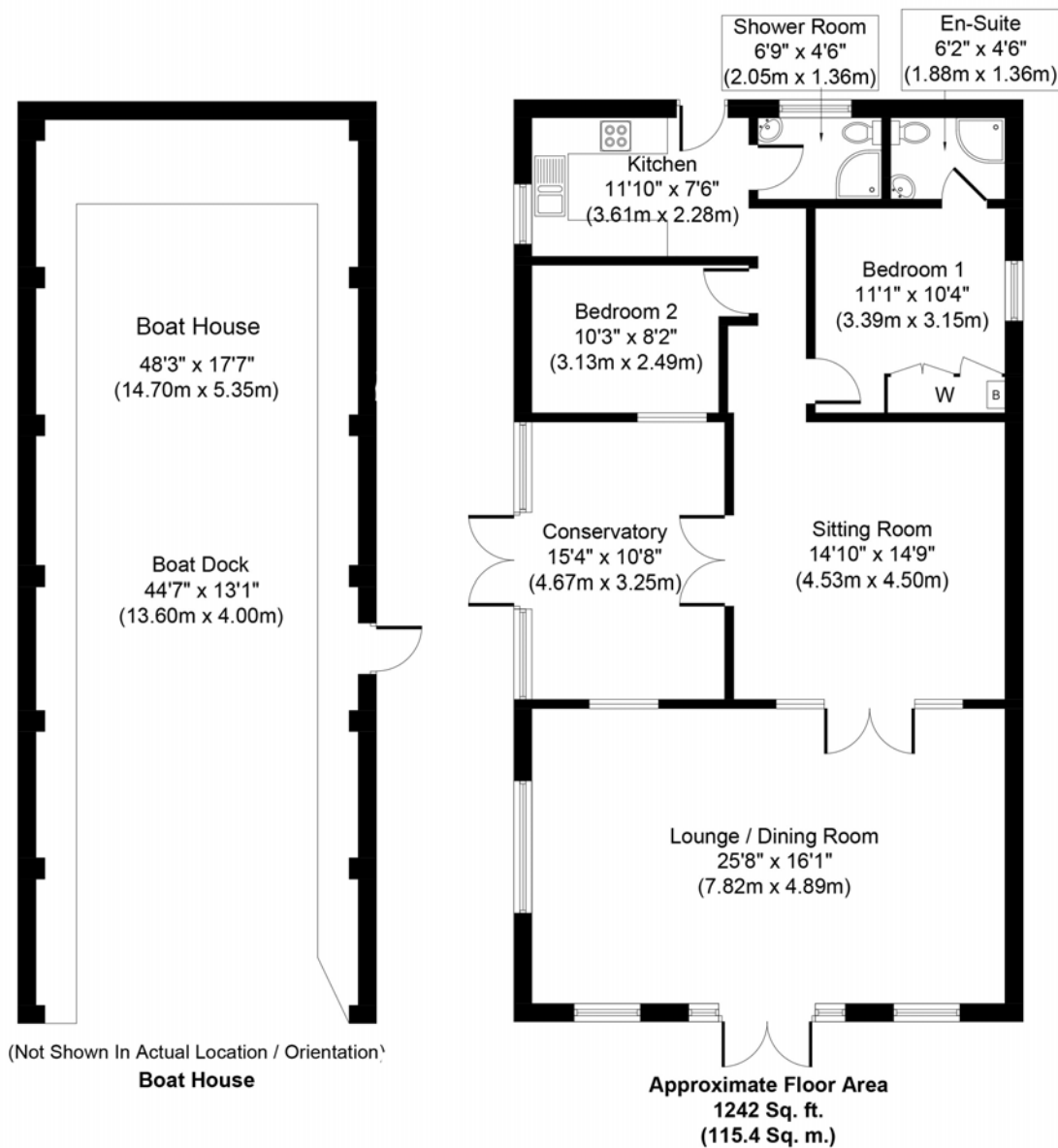
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

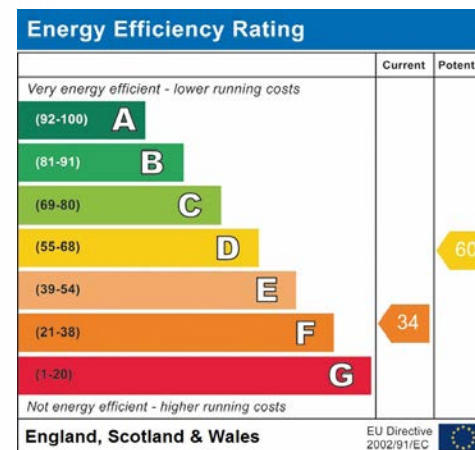
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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