



CRABGETTS MARSH, HORNING  
£325,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS

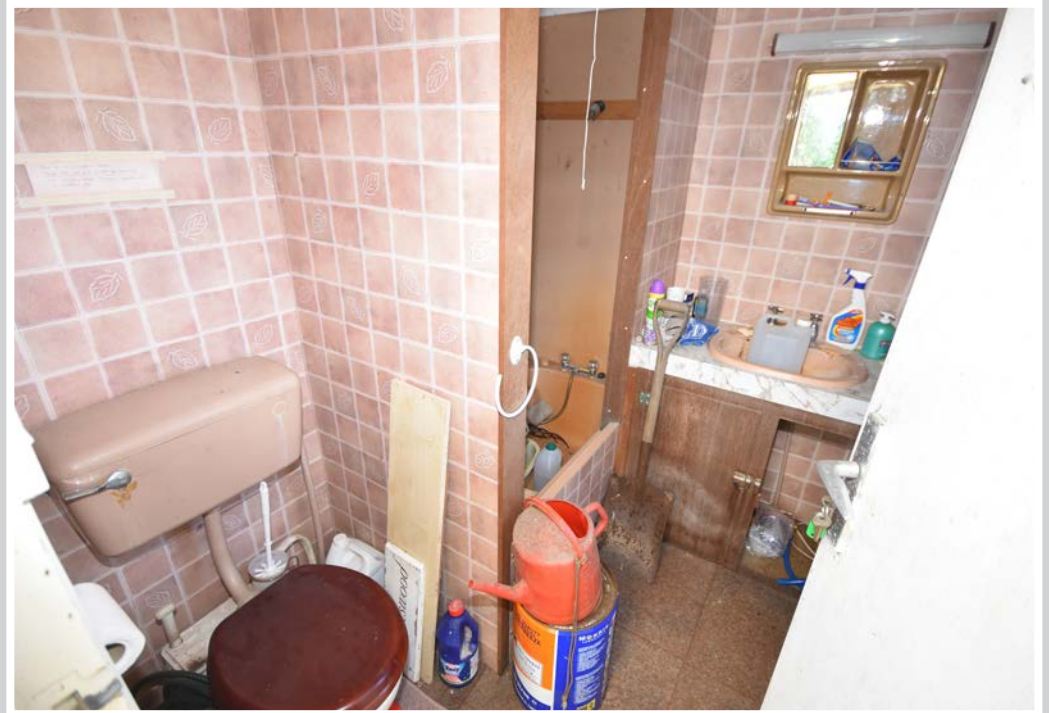












# CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- One bedroom riverside bungalow
- Timber construction set upon steel and concrete piles
- 49ft side on mooring plus 40ft x 14ft 6in mooring dock
- South facing with view out to the main river
- Holiday home with huge potential
- No onward chain

Fantastic position, stunning views!

An elevated one bedroom timber bungalow enjoying a southerly aspect with views over the water, taking in the River Bure.

Set on concrete and steel, this well proportioned holiday home is now ready for either modernisation or replacement (subject to planning permission).

Offering an attractive and private plot measuring approximately 80ft x 70ft with recently replaced quay heading extending to approximately 49ft providing a generous side on mooring. Additionally there is a large mooring dock measuring 40'0" x 14'6" and private off road parking for several vehicles.

Located on the outskirts of Horning, this perfect riverside retreat offers incredible potential. Early viewing essential.

## ACCOMMODATION

Steps up to a verandah.

**Kitchen: 8'4" x 6'11"**

Sink unit and drainer, storage cupboards under. Window to side.

**Living Room: 18'1" x 10'1"**

Generous triple aspect living space with sliding patio doors leading out onto the raised sun deck, looking out over the water and the river beyond.







**Bedroom: 10'11" x 8'4"**

Window to side, view of the water. Built in double wardrobe.

**Shower Room**

A small detached building accessed via the verandah. Low level w/c, wash basin, shower enclosure.

**OUTSIDE**

The well enclosed south facing plot is mainly laid to grass with mature tree and hedgerow borders.

Gated access provides parking for several vehicles.

Quay heading extending to approximately 49ft providing a substantial mooring within sight of the main river.

Additional mooring dock measuring 40'0" x 14'6".

**ADDITIONAL INFORMATION**

The property is approached via a private woodchipped roadway with an annual contribution for maintenance of approximately £360.00.

This property cannot be used as a holiday let.

Occupancy permitted from March to October.

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.

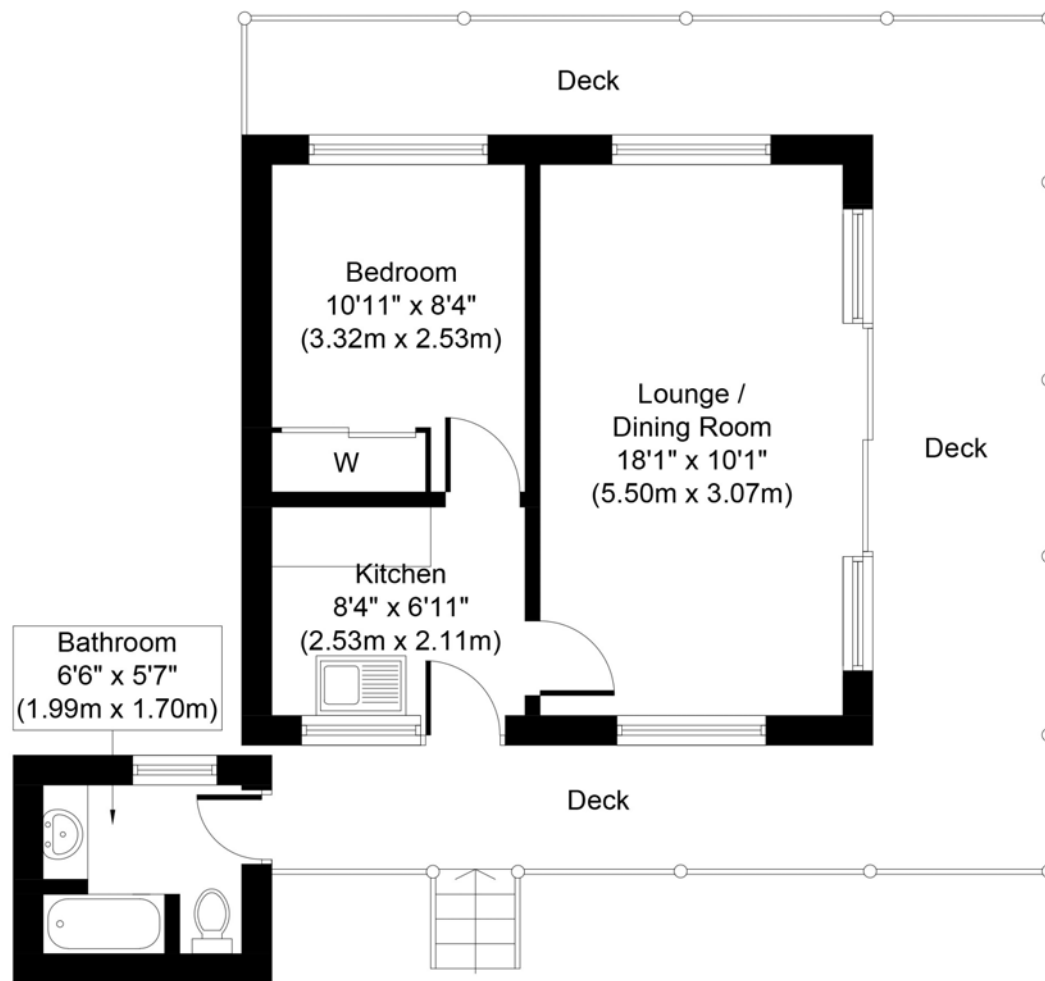
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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










**Approximate Floor Area**  
**380 Sq. ft.**  
**(35.3 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





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)