



17 CRABBETTS MARSH, HORNING
£500,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

17 CRABBETTS MARSH, HORNING NR12 8JP

- An impressive main river location with stunning uninterrupted views out over the River Bure
- A south facing aspect
- Multiple moorings including a 43ft dock
- Full residential status

A beautifully presented detached three bedroom bungalow offering an impressive main river location with stunning, uninterrupted views out over the River Bure, with 70ft of private river frontage, a generous 43ft mooring dock.

Occupying a raised, south facing aspect, this property also benefits from full residential status, LPG central heating via radiators, UPVC sealed unit double glazing and is of timber construction with UPVC low maintenance cladding under a tiled roof.

The accommodation consists of an entrance hall, a modern, dual aspect fitted kitchen with built in appliances, a south facing, dual aspect living room with French doors leading out onto a raised sun deck with far reaching river views. Three bedroomed family bathroom and an en-suite cloakroom shared between bedrooms 1 and 2.

With provision to moor a large Broads cruiser as well as multiple dayboats, dinghies etc, this property really is the ideal home and holiday home for anyone with a passion for the Broads!

ACCOMMODATION

Entrance Hall

Part glazed door, laminate flooring, built in boiler cupboards and built in cloaks cupboard, radiator, coved ceiling, archway to:

Kitchen: 9'6" x 8'9"

Full range of wall and floor mounted storage units with sink unit and drainer, built in electric oven and gas hob, plumbing for dishwasher and washing machine, as well as space for a tumble dryer. Partially tiled walls and laminate flooring, dual aspect with window to side with river views and window to rear looking out over the rear dyke. Coved ceiling.

Living Room: 17'10" x 11'9"

Dual aspect with French doors leading out onto the raised, south facing sun deck with stunning uninterrupted views out over the River Bure. Laminate flooring, three radiators, TV point, coved ceiling, panelled door.





Inner Hallway

Laminate flooring, loft access, coved ceiling.

Bedroom 1: 8'10" x 8'9"

Window to front aspect with views out over the river. Radiator, coved ceiling, ceiling fan, panelled door, door to:

En-Suite Cloakroom

Low level w/c, wash basin, window to side, radiator, coved ceiling, door to:

Bedroom 2: 8'10" x 8'9"

Window to rear with views out over the moorings, coved ceiling, ceiling fan, radiator.

Bedroom 3: 8'10" x 8'9"

Window to rear with views over the moorings, radiator, ceiling fan, panelled door.

Bathroom

Contemporary white suite, low level w/c, wash basin, panelled bath with built in shower, fully tiled walls, extractor fan, radiator, coved ceiling, window to front aspect, panelled door.



OUTSIDE

The front garden is south facing with impressive far reaching views out over the River Bure. The private quay headed river frontage extends to approximately 70ft and includes a large mooring dock measuring 43ft x 14ft plus a slipway. The garden is laid to lawn with steps up to a raised sun deck, the ideal spot to enjoy the southerly aspect and the ever changing view.

The property benefits from parking for two cars with a detached workshop/storage shed 13ft x 6ft with power and light connected. There is external lighting and water.



ADDITIONAL INFORMATION

Tenure: Freehold with full residential status, although holiday letting is not permitted.

Services: Mains electricity, water and drainage, LPG central heating.

Access is via a private unmade roadway.

Annual maintenance charge: approximately £350 per annum.



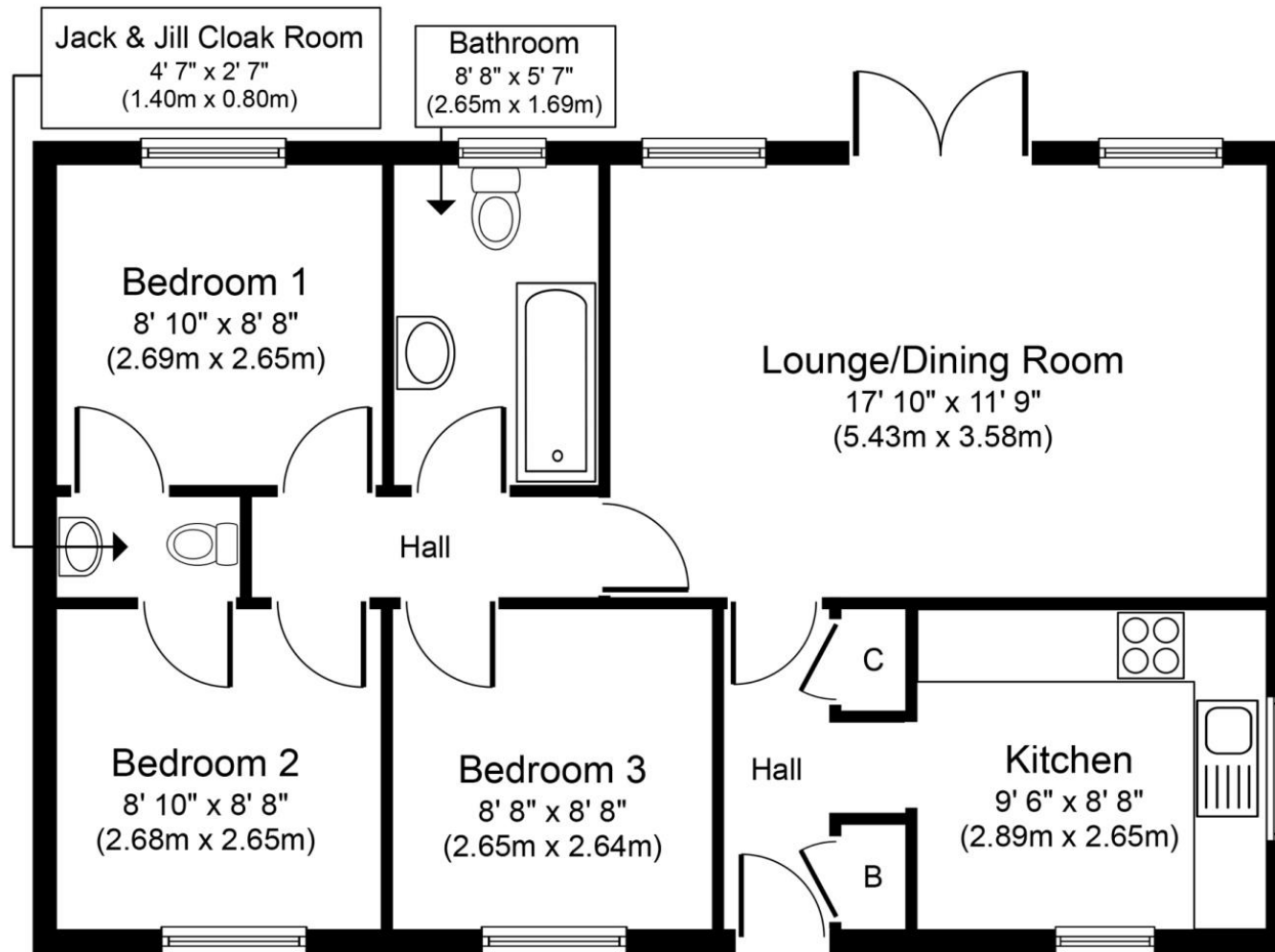
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

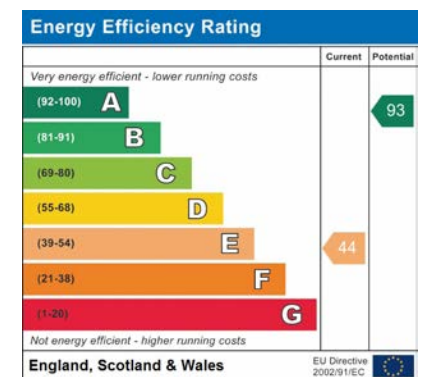






Approximate Floor Area
682 sq. ft.
(63.4 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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