



LOWER STREET, HORNING
£1,250,000 FREEHOLD

WATERSIDE
ESTATE AGENTS









LOWER STREET, HORNING, NORFOLK NR12 8PF

- Spacious, contemporary Broads residence
- Built/rebuilt circa 2002
- 150ft of private moorings
- Double garage and extensive off road parking
- South facing aspect
- Beautifully presented and immaculately maintained
- No onward chain

A beautifully presented and immaculately maintained waterside home with spacious accommodation, 150ft of private moorings and extensive parking, all within easy walking distance of the centre of Horning and just set back from the River Bure.

Fully rebuilt circa 2002 this, impressive Broads residence offers a stunning contemporary interior within an attractive elm clad exterior beneath a recently renewed thatched roof.

The generous accommodation comprises an entrance hall, cloakroom, 33ft long dual aspect living room, 23ft long kitchen/breakfast room with comprehensive range of built in appliances, views out over the water and a spectacular glass roof. The inner hallway leads to four double bedrooms, each with en-suite facilities.

Particularly notable is the upgraded four-piece master en-suite bathroom which also offers a full sauna.

Located in the sought after riverside village of Horning with a range of amenities all within walking distance, the property offers a private position just off the River Bure with easy access to the entire Broads network.

Equally suitable as an impressive permanent residence, a spacious, well appointed and perfectly placed second home, this cottage is a high quality property in a sought after location. Early viewing is recommended.

ACCOMMODATION

Entrance Hall

Leaded and glazed front door, moulded cornice, door to double garage and leaded and glazed door to living room.



Cloakroom

Low level w/c, wash basin, radiator, tiled floor, extractor fan, window to rear, panelled door.

Living Room: 33'9" x 20'2"

A beautiful reception room, spacious and light with a picture window looking out over the water and leaded French doors leading out into the garden. Moulded cornice, wall lights, radiators.

Kitchen/Breakfast Room: 23' (18ft min) x 13'2"

Extensive range of wall and floor mounted units with 1½ sink unit and drainer. Comprehensive selection of built in appliances comprising a range style cooker with extractor hood, fridge/freezer, wine fridge, dishwasher, washing machine and tumble dryer. Flooded by light from the glass roof with window to side looking over the moorings. Tiled floor and panelled door.

Inner Hallway

Door out to sun deck with views out over the water. Moulded cornice, two radiators, loft access, down lighters.

Master Bedroom: 16'4" x 12'0"

Sliding patio doors to side leading out on to the decking. Large leaded picture window to front aspect. Moulded cornice, two radiators, panelled doors.

En-Suite Bathroom

Re-fitted with a claw foot bath, vanity wash basin, low level w/c, shower enclosure, two radiators, leaded window, panelled door, partially tiled walls, moulded cornice and a full walk-in sauna. Extractor fan.

Bedroom 2: 13'8" x 12'6" (18'5" max)

Dual aspect, radiator, moulded cornice, large built in double wardrobe, panelled door.

En-Suite Bathroom

Panelled bath, wash basin, low level w/c, tiled floor, tiled walls, extractor fan, panelled door, moulded cornice.



Bedroom 3: 11'5" x 11'0"

Window to rear, range of fitted wardrobes, radiator, built in cupboard with hot water cylinder, radiator, moulded cornice. Panelled door.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, fully tiled walls, extractor fan, panelled door.

Bedroom 4: 13'2" x 9'9"

Window to rear, radiator, fitted double wardrobe with cupboard over. Built in wardrobe, moulded cornice, panelled door.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, fully tiled, radiator, extractor fan, panelled door.

OUTSIDE

The property is approached via a five-bar gate leading to a gravel driveway providing ample parking for multiple vehicles. This in turn leads to an internal **Double Garage: 21'6" x 17'9"** with electric remote controlled double door, tiled floor, sink unit and drainer, gas fired central heating boiler and access to loft space.

The south facing garden is laid mainly to lawn, enclosed by fencing and mature hedging and well established borders, and approximately 150ft of quay heading providing private mooring facilities with external lighting along the full length.

Recently renewed decking wraps around the front and side of the property offering the perfect vantage point from which to launch kayaks or paddle boards, or simply to sit and watch the abundant wildlife which include herons, kingfishers and the occasional otter!

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water drainage and gas.

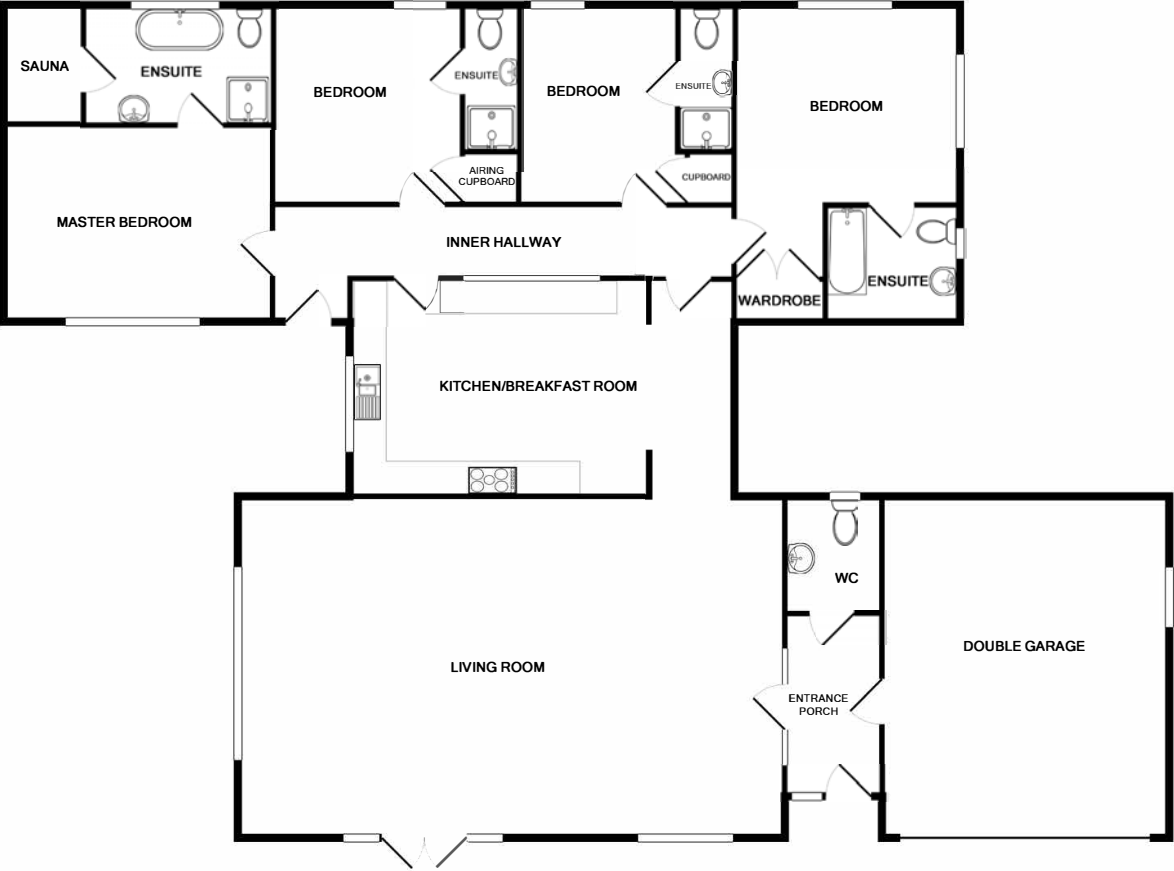
Part of this property is Grade II listed.

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.





TOTAL APPROX. FLOOR AREA 2503 SQ.FT. (232.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
(69-80) C	75	79
(55-68) D		
(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