



FERRY MARINA, HORNING
£315,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY MARINA, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Detached waterside holiday property
- Immaculately maintained
- Generous open plan layout
- Private mooring
- Off road parking for two cars
- South facing aspect
- Perfect second home/holiday let

An impressive, spacious and well placed detached holiday cottage set in a well regarded marina just of the River Bure, with off road parking for two cars and a private 26ft long mooring.

The generous single storey layout comprises an entrance hall, a 22ft long open plan living space with a well fitted kitchen/dining area, one large double bedroom and a well finished shower room

Features include sealed unit double glazing, electric storage heaters, air conditioning/heat exchange unit, fitted blinds throughout, south facing sun deck looking out over the mooring and the water beyond and private off road parking for two cars.

This well presented holiday home is ideal for those looking for a low maintenance single storey open plan property as either the perfect base from which to explore and enjoy the Broads or as a well designed and well located holiday let.

This property is offered with no onward chain and full contents are available by separate negotiation.

ACCOMMODATION

Entrance Hall

Spacious reception hall with fully glazed front door with glazed side panel, coved ceiling, built in cloaks cupboard and a night storage heater.



Open Plan Living Room: 22'6" (25'1" max/20' min) x 14'7"

An impressive triple aspect living space with patio doors leading out onto the south facing sun deck, looking out over the private mooring and the marina beyond. TV point, night storage heater and a wall mounted air conditioning unit and a walk in storage cupboard containing the hot water tank.

The well fitted kitchen area includes a range of contemporary wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor fan, built in dishwasher, wine rack and space for a fridge/freezer.

Bedroom: 14'8" x 9'9"

A generous dual aspect double bedroom with a box bay window to the front aspect, wall mounted electric heater, wall light, door to:

Shower Room

A modern white suite consisting of a low level w/c, wash basin, double shower enclosure, fully tiled walls, heated towel rail, shaver socket, extractor fan, wall mounted fan heater and Jack and Jill doors leading to both the entrance hall and the bedroom.

OUTSIDE

The property benefits from private off road parking for two cars with steps and a ramp leading up to the front door.

To the rear is a south facing sun deck leading to the private side on 26ft long mooring.

To the side of the property is a gated storage area.

ADDITIONAL INFORMATION

Tenure: Freehold

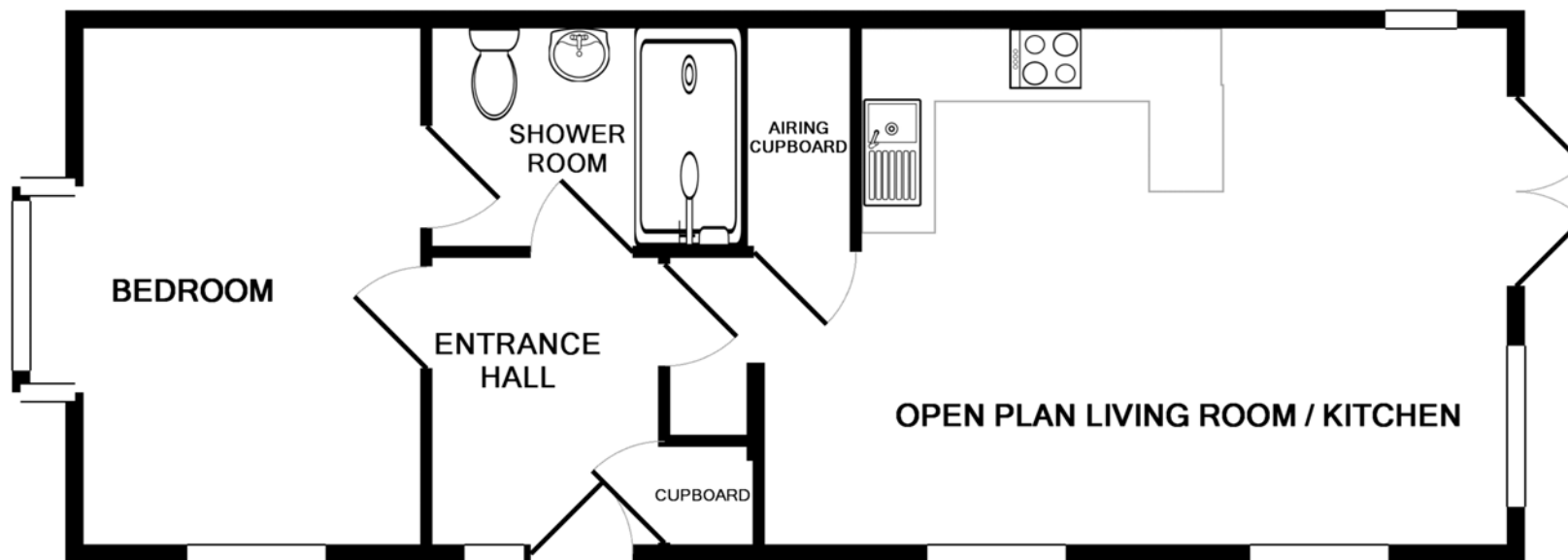
Suitable for use all year round but cannot be used as a sole or main residence.

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 56.0 SQ.M. (603 SQ.FT.)

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		EC
(69-80) C		
(55-68) D		
(39-54) E	EE	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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