



LOWER STREET, HORNING
£935,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOWER STREET, HORNING, NORFOLK NR12 8PU

- Immaculately presented, greatly improved Broads residence
- Generous and flexible accommodation including 4 double bedrooms and 3 bathrooms/shower rooms
- Sought after location
- Stunning triple aspect kitchen/dining room
- Grounds extending to approximately 0.75 acres
- Large detached double garage with extensive parking
- Elevated position with views over open farmland and out towards the nearby marina

A stunning, spacious and versatile Broads residence occupying an imposing and elevated position set within a south facing plot extending to approximately 0.75 acres on the edge of the Norfolk Broads' most sought after village.

Subject to a comprehensive programme of improvements carried out by the current owners, this impressive high quality family home benefits from a beautifully finished triple aspect kitchen/dining room with an array of built-in appliances. All bathrooms and shower rooms have been completely refitted. There is a new oak staircase with matching oak interior doors throughout, new flooring throughout and the interior and exterior have been comprehensively redecorated. A new boiler was installed in 2018.

The generous and flexible accommodation includes a large ground floor bedroom served by a five-piece en-suite bathroom which could easily suit an older relative, and the large detached double garage offers further potential for a home office/annexe or holiday let, subject to the necessary planning approval.

The well-established grounds back directly onto open farmland with far reaching open views, and the front of the property is south facing with views out over the nearby marina and beyond towards the River Bure.

Situated at the quieter end of Horning but within walking distance of the full range of amenities that this picturesque riverside village offers, this highly recommended property must be seen to be fully appreciated.

Early viewings are strongly advised.



ACCOMMODATION

Entrance Hall: 15'0" x 8'3"

Part glazed aluminium double doors with fully glazed panels on either side. Down lighters, vertical radiator.

Cloakroom

Beautifully finished with Grohe shower toilet with automatic open and close, and fully automatic wash/dry facility. Hand basin, extractor fan, down lighters, coved ceiling. Window to front aspect, radiator.

Reception Hall: 20'0" x 10'1"

Generous reception area with oak staircase to first floor. Coved ceiling, radiator. Built in storage cupboard.

Living Room: 19'11" x 14'9"

Triple aspect sitting room with large south facing bay window with windows to both side. Contemporary gas fire with stone surround. Large bespoke glazed oak double doors to reception hall.

Kitchen/Dining Room: 27'3" x 21'9"

A truly impressive triple aspect entertaining space, the heart and hub of this beautiful home, with light pouring in from full length picture windows and two sets of bi-folding doors. The focal point of the room is the stunning fully fitted kitchen with an extensive range of powder grey Shaker units set beneath quartz worktops with a large island with feature lighting. Dual sinks with a separate filtered water tap, two built in Neff ovens, AEG hob, built in dishwasher and a Miele built in larder fridge. Complemented by underfloor heating and a large walk-in pantry.





Utility Room: 10'11" x 7'3"

Sink unit and drainer unit with high gloss units beneath. Plumbing for washing machine and space for a tumble dryer. Fully glazed door to rear. Vertical radiator, coved ceiling and down lighters.

Study/Bedroom 5: 12'2" x 10'1"

Window to rear. Range of fitted furniture including two desks. Coved ceiling, radiator.

Master Suite

Bedroom: 16'6" x 15'0"

Picture windows and fully glazed door leading out into the rear garden. Large full height fitted wardrobes, vertical radiator, coved ceiling.

En-Suite Bathroom: 16'8" x 8'1"

Spacious five-piece bathroom with large panelled bath with waterfall tap, double shower enclosure, dual wash basins and a low level w/c. Downlighters, two radiators, windows to front and side, partially tiled walls.





FIRST FLOOR

Landing

Built in airing cupboard, window to side, coved ceiling, radiator. Access to loft spaces.

Bedroom 2: 19'11" x 11'11"

Dual aspect with large bay window to front aspect with far reaching views out over the nearby marina and beyond towards the River Bure. Large three-door built in wardrobe. Two radiators, coved and moulded ceiling with ceiling rose.

En-Suite Shower Room

Beautifully finished with shower enclosure with digitally controlled shower, vanity wash basin and a low level w/c. Fully tiled walls, downlighters, extractor fan, windows to rear.

Bedroom 3: 11'1" x 10'11"

Window to rear with far reaching views out over open farmland, radiator, coved ceiling.

Bedroom 4: 12'1" x 10'6"

Currently used as a dressing room with large three-door fitted wardrobes and a built in cupboard, radiator, coved ceiling.

Family Bathroom: 10'1" x 8'4"

Panelled bath with inset lighting, low level w/c, vanity washbasin, fully tiled walls, downlighters, window to rear, vertical radiator, remote controlled smart glass.





OUTSIDE

The property is approached via a long driveway running the full length of the plot, providing extensive private parking and leading to a

Detached Double Garage: 20'3" x 18'7"

With two additional storage areas both measuring 9'2" x 8'0". Large folding main doors, power and light connected.

The well-established and private grounds extend to approximately 0.75 acres, laid mainly to lawn, enclosed by fencing and mature hedgerow borders. The front of the property enjoys a southerly aspect with raised decking and newly laid patio areas, and a large ornamental pond.

The rear garden also offers a deck and paved seating area along with a selection of raised beds currently playing host to an impressive variety of fruit and vegetables including asparagus, rhubarb, carrots and blackberries. There is also an outside boiler house.

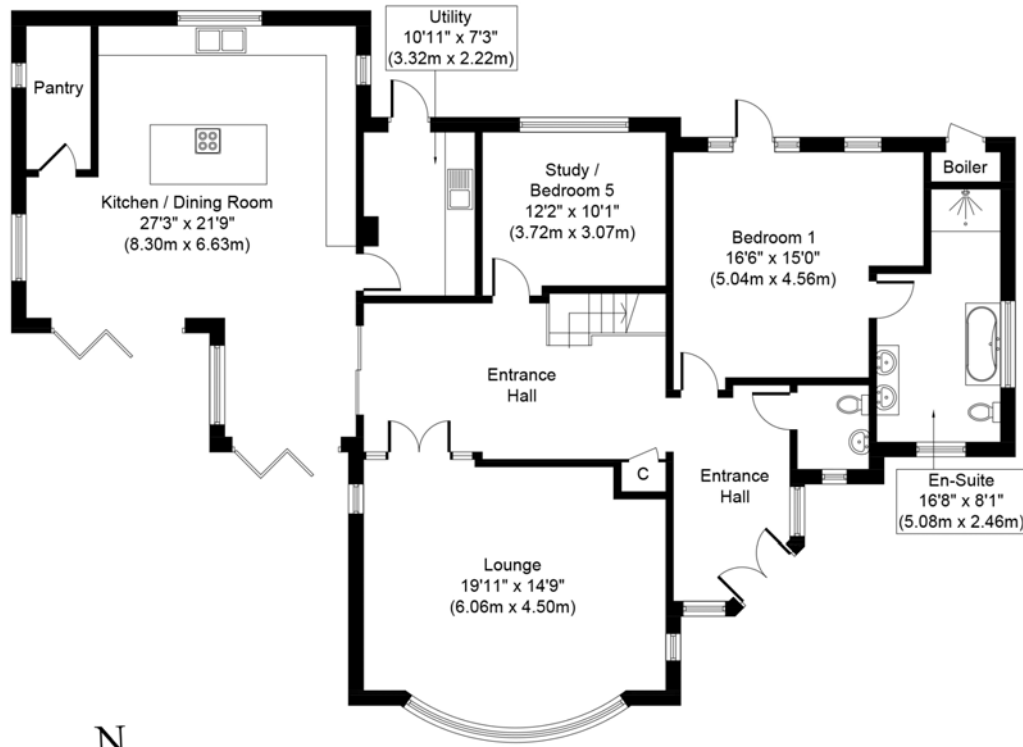
ADDITIONAL INFORMATION

Services: Mains water, drainage, gas and electricity.

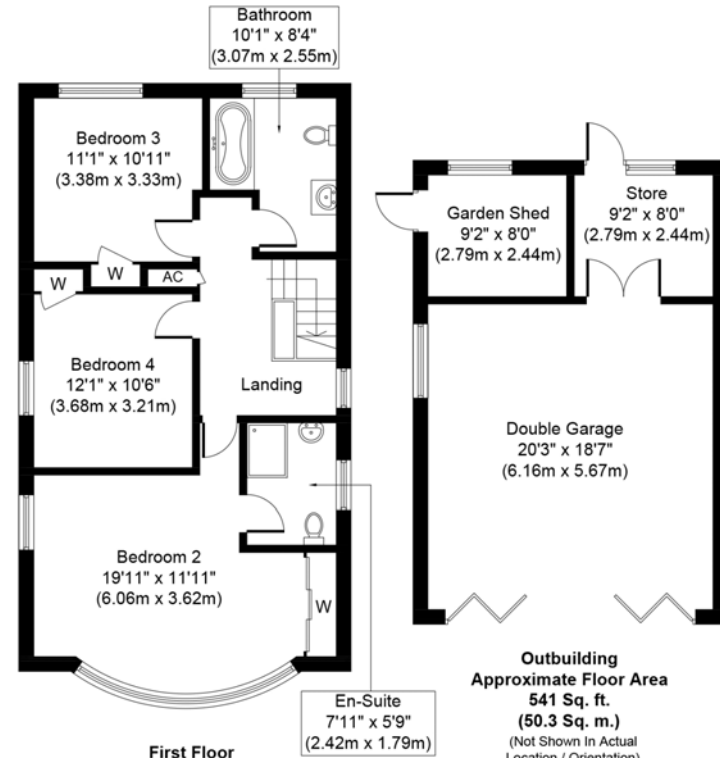
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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



Ground Floor
Approximate Floor Area
1764 Sq. ft.
(163.9 Sq. m.)



First Floor
Approximate Floor Area
763 Sq. ft.
(70.9 Sq. m.)

Outbuilding
Approximate Floor Area
541 Sq. ft.
(50.3 Sq. m.)
(Not Shown In Actual
Location / Orientation)



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		
(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	





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