



HILLSIDE ROAD, HORNING
£560,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







HILLSIDE ROAD, HORNING, NORFOLK NR12 8PG

- Charming detached cottage
- 3 double bedrooms, 2 reception rooms, bathroom, en-suite bathroom and en-suite cloakroom
- Flexible layout - annexe potential
- Garage, workshop and garden studio
- Walking distance of the centre of Horning
- No onward chain

A charming and versatile detached cottage set in a private and elevated location within walking distance of the centre of Horning.

Offered for sale with no onward chain, the attractive and unique property offers flexible accommodation that consists of an entrance hall, 24ft long triple aspect living room, well fitted kitchen leading to a garden room/dining room, utility room, ground floor bathroom with a rear lobby that leads to a ground floor bedroom with study area and en-suite cloakroom.

On the first floor is the generous master bedroom with views out over Horning towards the River Bure and the Ferry Inn, with an en-suite shower room. The second first floor bedroom is also a double.

Outside the property offers a private well stocked garden with ample off road parking, a garage, impressive workshop and a detached garden room/studio.

The layout offers great potential for the creation of an annexe, possible holiday let accommodation or home office.

Tucked away, yet incredibly convenient, set within easy reach of the full range of facilities that Horning has to offer.

Early viewing recommended.

ACCOMMODATION

Entrance Hall

Staircase to first floor, under stair storage cupboard, radiator.



Bathroom

Low level w/c, hand basin, panelled bath with dual heated shower and screen. Partially tiled walls, tiled floor, coved ceiling, down lighters and extractor fan.

Living Room: 24'1" x 12'0"

Triple aspect including French doors to side aspect. Open fireplace with wooden surround and pamment tiled hearth. Two radiators, coved ceiling.

Kitchen: 12'11" x 10'11"

Appealing in-frame kitchen cupboards and drawers with ceramic double sink, island unit with inset sink. Large range style cooker with extractor hood and built in dishwasher. Fitted shelving, tiled floor, coved ceiling and down lighters. Open to:

Garden Room: 16'9" x 9'4"

French doors and picture windows to rear. Tiled floor, two radiators.

Utility Room: 8'2" x 5'8"

Plumbing for washing machine and space for tumble dryer, radiator, fitted storage, window to side.

Rear Lobby: 11'1" x 7'1"

Window and door to side and door to rear, radiator.

Bedroom 3: 10'11" x 9'10" + Study Area: 10'11" x 8'10" max

Dual aspect with window and door to rear garden with radiator.

En-Suite Cloakroom

Low level w/c, hand basin, radiator, window to rear.





FIRST FLOOR

Landing

With radiator.

Master Bedroom: 16'3" x 12'0"

Window to front aspect with glimpses out towards the River Bure (passing sails will be visible), radiator.

En-Suite Bathroom

Low level w/c, panelled bath with fitted shower and screen. Wash basin, heated towel rail, coved ceiling, window to side, partially tiled walls.

Bedroom 2: 13'0" x 11'1"

Window to rear, radiator.

OUTSIDE

The property is approached via double wrought iron gates leading to a gravel driveway providing private parking for multiple vehicles. The lawned front garden is south facing with flower and shrub borders with a seating area and pergola leading out from the living room.

The **Garage measures 17'3" x 8'11"** with timber double doors, power and lighting which in turn leads to an imposing brick built **Workshop: 14'10" x 10'6"** - with window and door to rear, roof lights, power and lighting. The workshop, in conjunction with the garage and bedroom 3 could be reconfigured to create a substantial annexe.

The rear garden is private and well established with a patio area, shed, two greenhouses, vegetable garden and a detached timber built **Garden room/Studio: 15'7" x 7'10"** - the perfect hobby room or home office.

ADDITIONAL INFORMATION

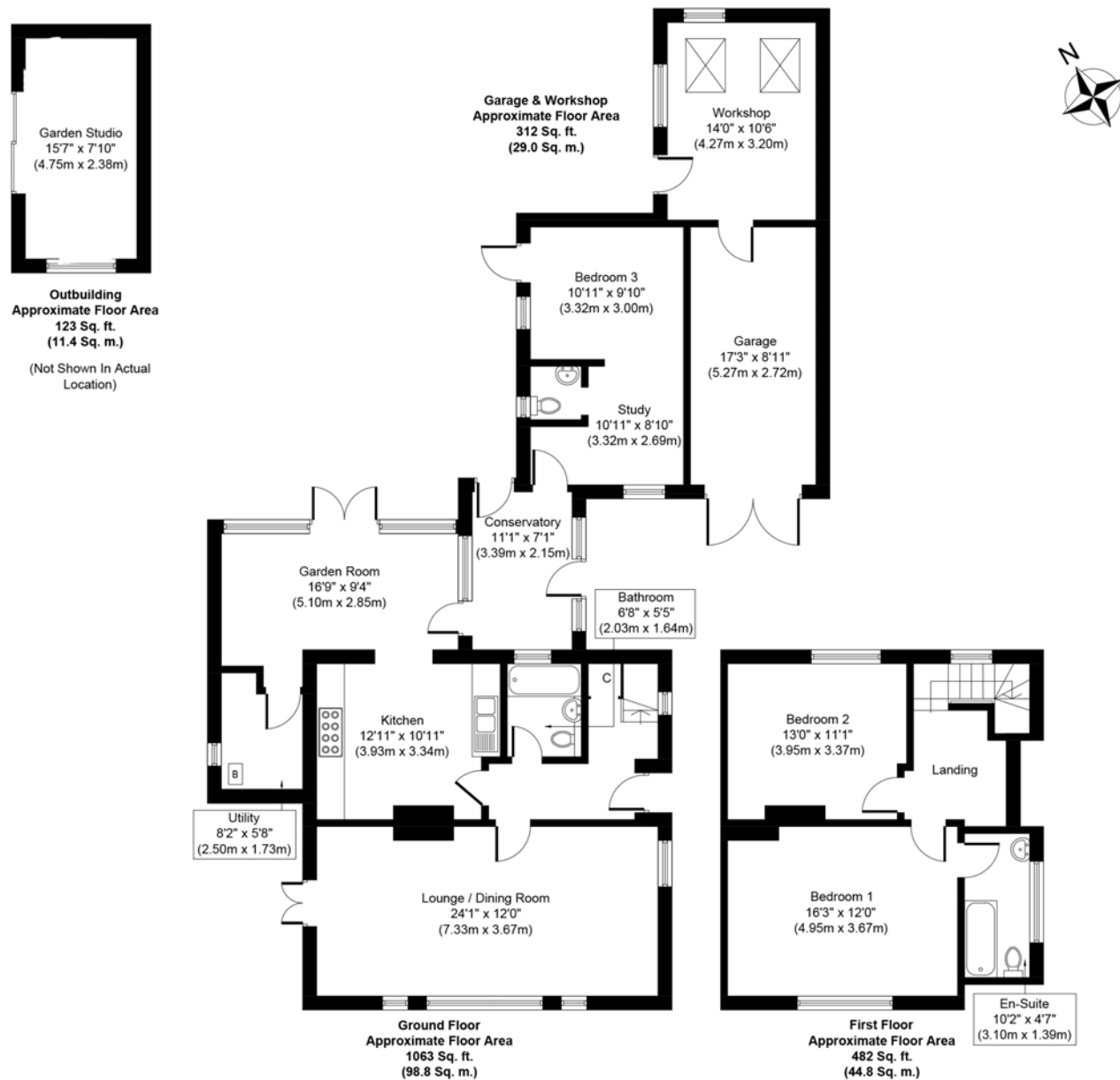
Tenure: Freehold

Services: All mains including gas.

No onward chain.







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

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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.





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com