



WOODLANDS WAY ROAD, HORNING  
£675,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















# WOODLANDS WAY ROAD, HORNING, NORFOLK NR12 8JR

- Idyllic setting just off the River Bure
- Recently added mooring basin 40ft x 38ft
- Generous south facing plot
- No onward chain
- Perfect holiday home/holiday let
- Full residential status

Occupying an idyllic position just off the River Bure, this impressive waterside property is set on the outskirts of Horning in a picturesque, private and peaceful setting with river views, generous parking and a large recently added mooring basin.

The perfect second home/holiday let with full residential status, finished to a high standard with contemporary styling with accommodation that consists of an entrance hall, a light and airy dual aspect living room which leads out onto a large south facing sun deck, open plan to a well fitted kitchen, three double bedrooms, bathroom and shower room.

Of timber construction under a thatched roof, the property was subject to a comprehensive programme of renovations during 2015/2016 and the large private mooring basin measuring 40'6" x 38' (narrowing to 14 ft) was added in 2020.

Set in a generous south facing plot with ample private parking.

## ACCOMMODATION

### Entrance Hall

Fully glazed front door, laminate wooden floor, radiator, telephone point, staircase to first floor with under stair cupboard.

### L-Shaped Open Plan Living Room and Kitchen: 21'0" (10'9" min) x 18'7" (11'1" min)

Dual aspect with full length picture windows and a fully glazed door leading out onto the generous south facing sun deck which looks out over the garden, mooring and the River Bure beyond. Laminate wooden floor, radiator, panelled door.

The kitchen offers a full range of wall and floor mounted storage units with 1½ sink unit and drainer with built in electric oven and hob, extractor fan, plumbing for dishwasher and washing machine and space for large American style fridge/freezer. Window to side and laminate wooden flooring.



### **Bedroom 3: 11'2" x 9'11"**

Window to side, radiator, laminate wooden floor, panelled door, built in cupboard housing central heating boiler.

### **Bathroom**

Low level w/c, wash basin, panelled bath with shower and screen, partially tiled walls, radiator, window to side, extractor fan, panelled door.

## **FIRST FLOOR**

### **Landing**

### **Master Bedroom: 12'6" x 9'6" (11'2" max)**

Large triangular window to front aspect with views out over the river and the open countryside beyond. Laminate wooden floor, radiator, panelled door (angled ceilings).

### **Shower Room**

Low level w/c, hand basin, tiled shower enclosure, heated towel rail, extractor fan, panelled door.

### **Bedroom 2: 12'6" x 9'10"**

Window to rear with views over the water. Laminate wooden flooring, radiator, panelled door.







## OUTSIDE

The property is approached via a generous gravelled driveway which provides off road parking for several cars.

Steps lead up to a raised sun deck that wraps around three sides of the property with the main seating area facing south looking out over the adjacent dyke, nearby river and the open countryside beyond.

A significant part of the plot is laid to lawn with mature trees while the remainder has been deliberately left as marshland and woodland preserving the nature of the environment and encouraging the wide variety of local birdlife and wildlife.

There is a large private mooring dock which was added in 2020 measuring 40'6" x 28', narrowing to 14 ft.

There is outside lighting, power and water with a timber store room housing the pump for the bore hole water supply.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Full residential status.

Services: Bore hole water, pumped mains drainage, mains electricity, LPG central heating.

Accessed via a private roadway, annual maintenance charge approximately £950 per annum.

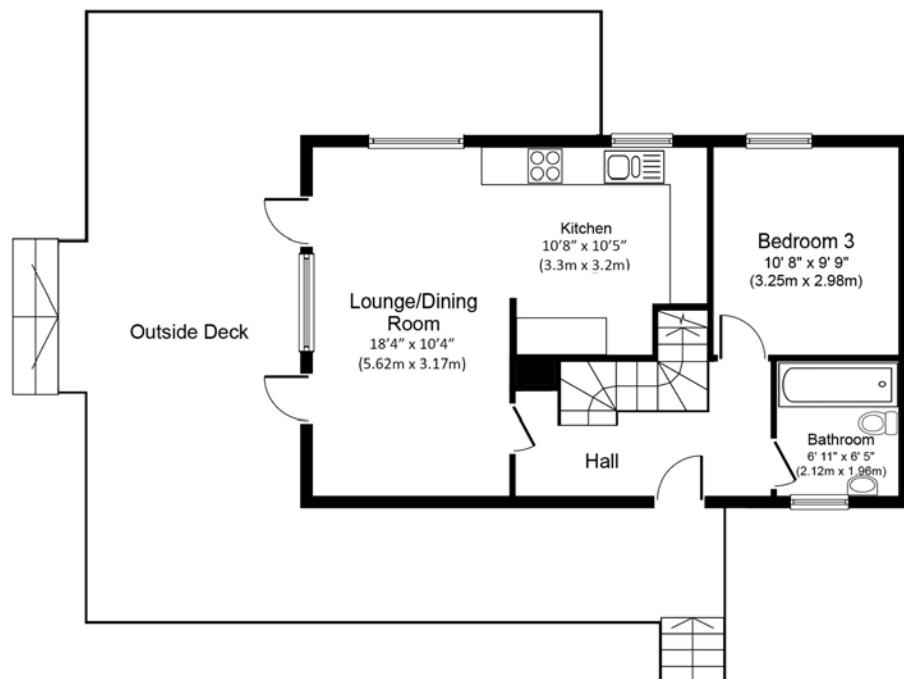
Previously run as a successful holiday let with contents available by separate negotiation.

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.

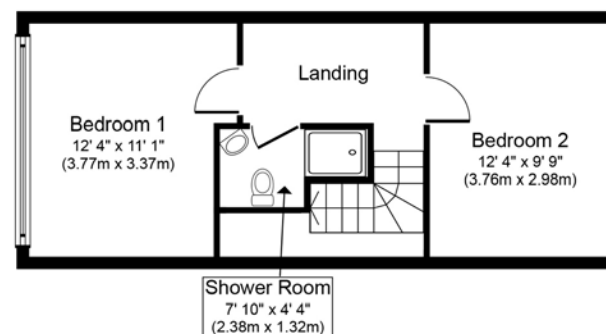
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





**Ground Floor**  
Approximate Floor Area  
570 sq. ft.  
(53.0 sq. m.)



**First Floor**  
Approximate Floor Area  
377 sq. ft.  
(35.0 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		









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