



CRABBETTS MARSH, HORNING  
£495,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS













# CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- Tranquil and private waterside home
- Built upon steel and concrete piles
- Remodelled and fully renovated 2020/21
- Full residential status
- Ample parking, private mooring
- Just off the River Bure
- New kitchen and bathroom

Remodelled and fully renovated in 2020/21, this beautifully presented waterside home offers privacy and tranquility, set just off the River Bure with full residential status, ample off road parking and generous private mooring.

Of timber construction set upon steel and concrete piles, this impressive riverside residence is equally suitable as a picturesque permanent home or as a perfectly placed holiday home within easy reach of Horning, Wroxham, the River Bure and the entire Broads network.

The well laid out and deceptive accommodation consists of an entrance hall, newly fitted kitchen with fitted appliances, semi-open plan to a stunning triple aspect living room with large sliding patio doors out onto the sun deck. There are two double bedrooms served by a large newly fitted four-piece bathroom.

Features include UPVC sealed unit double glazing, LPG central heating. It has been recently painted inside and out and has new flooring throughout with new carpets fitted before completion.

Occupying an idyllic corner plot with extensive quay heading providing private mooring and access for fishing, kayaking and paddle boarding. There is also off road parking for 2-3 cars.

## ACCOMMODATION

### Entrance Hall

Part glazed front door, built in cloaks cupboard with boiler, radiator, loft access.

### Kitchen: 17'9" x 7'7"

Newly fitted with a comprehensive range of units with built in oven, hob, extractor hood, dishwasher and wine cooler, plumbing for washing machine, dual aspect, down lighters, discreet glazed sliding double doors to:





### **Living Room: 17'9" x 14'6"**

Impressive triple aspect living space with large newly fitted sliding patio doors leading out into the garden. Two built in cupboards, fitted bookcases, two radiators and loft access.

### **Bedroom 1: 12'0" (14'7" max) x 10'6"**

Dual aspect with large built in double wardrobe, radiator and contemporary panelled door.

### **Bathroom: 10'11" x 6'3"**

Newly fitted with panelled bath, walk in shower enclosure, vanity wash basin and low level w/c, partially tiled walls, heated towel rail, down lighters, panelled door, window to rear, extractor fan.

### **Bedroom 2: 10'6" x 10'0"**

Dual aspect with built in cupboard, radiator, panelled door.

## **OUTSIDE**

The property is approached via double gates leading to a wood chipped parking area suitable for 2-3 cars.

A newly installed raised deck wraps around the property, culminating in a generous sundeck which looks out over the water. An immaculately kept lawned garden extends to three sides of the property with quay heading running along both the northern and eastern elevations, with both sides extending to approximately 45ft. The property benefits from outside power, water and lighting and there is a large timber shed.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Status: Full residential. Cannot be used as a holiday let.

Services: Mains electricity, water, drainage (pumped), and LPG central heating

The driveway is accessed via a privately owned wood chipped roadway which is regularly resurfaced. There is an annual maintenance charge of approximately £375 per annum.

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.

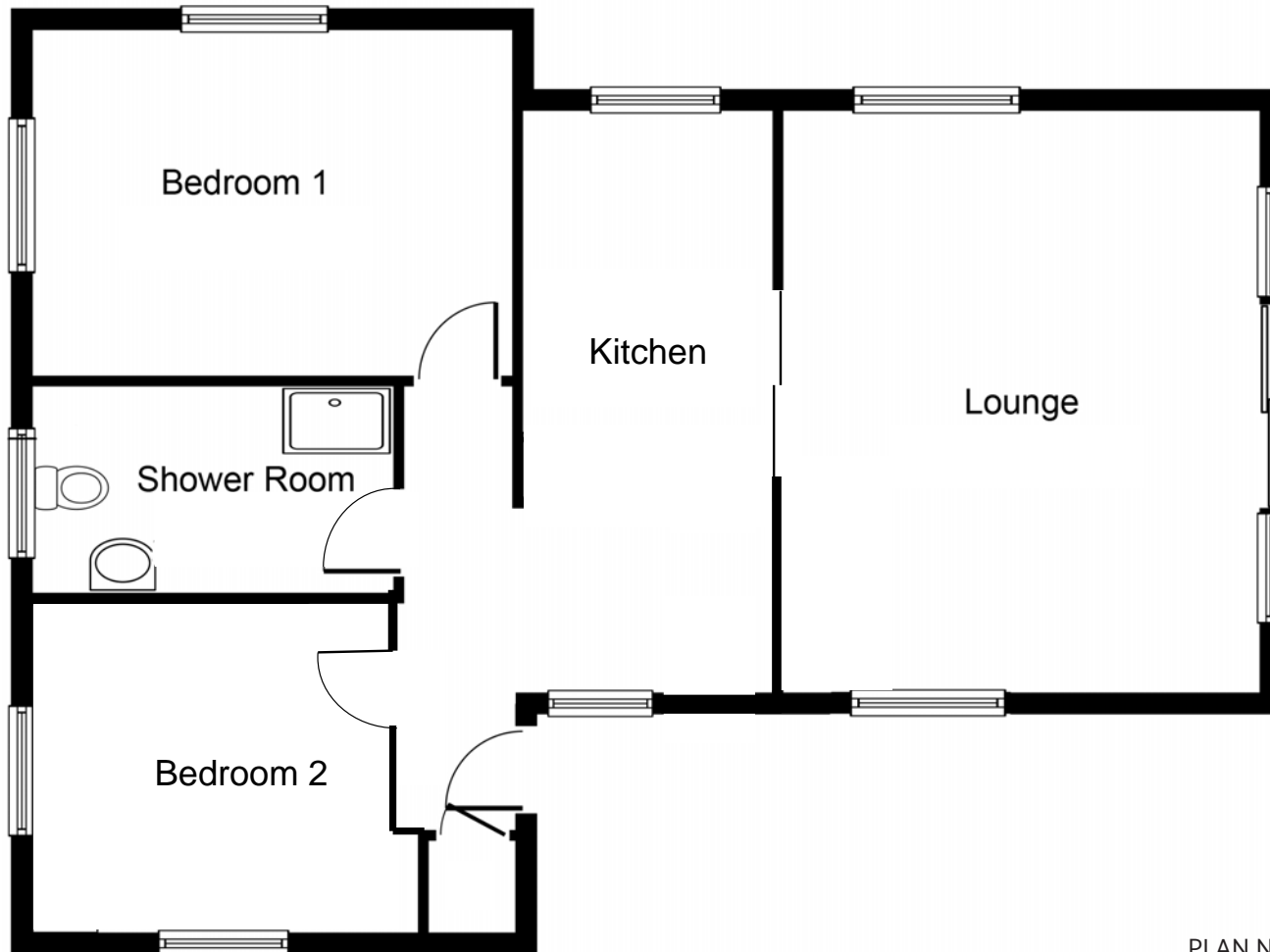












Approximate Floor Area  
797 sq. ft.  
(74.0 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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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