



FERRY VIEW ESTATE, HORNING  
£695,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# FERRY VIEW ESTATE, HORNING, NORFOLK NR12 8PT

- 4 double bedrooms, 3 bath/shower rooms
- 2 generous reception rooms
- Built in 1989 on steel and concrete piles
- Private mooring dock and ample off road parking and a large detached workshop
- Far reaching views and a south westerly aspect

An impressive and deceptively spacious riverside home offering flexible accommodation, a private mooring dock, extensive parking, detached workshop, a south westerly aspect and beautiful far reaching views out over the River Bure and the unspoilt marshland beyond.

Built in 1989 of timber construction upon steel and concrete piles, this impeccably kept home offers generous and versatile accommodation that includes a spacious dual aspect living room with woodburner and large sliding patio doors leading out onto a raised and part covered deck. A well finished kitchen with built in appliances, three ground floor bedrooms, all double. One en-suite bathroom and a separate shower room.

A feature oak staircase leads up to the first floor and the second sitting room which is impressive with a large feature window and fully glazed doors leading to a walk-out Juliet balcony overlooking the mooring and the river beyond. The large master bedroom is flooded with light with three Velux windows and two part glazed doors leading out onto a second walk-out Juliet balcony. It is also served by an en-suite shower room and a dressing room/study.

Outside the property offers a private mooring dock measuring 35ft (24ft min) x 14'5" with a raised sun deck and lawned front garden. To the rear is a generous gravelled driveway, log store, dog shower and a large timber workshop with car port.

A high quality waterside property, equally suitable as a comfortable permanent residence or as a perfectly placed second home or holiday let.

Early viewing is recommended.

## ACCOMMODATION

### Entrance Hall

Tiled floor, coved ceiling.



### Inner Hallway

Double cloaks cupboard with cupboards over, coved ceiling, wall mounted heater.

### Living Room: 27'8" x 11'11"

Spacious dual aspect reception room with large fully glazed sliding patio doors leading out onto the partially covered sun deck. Fitted blinds and electric curtain track.

Large woodburner, ceiling fan, wall mounted heater. Feature oak staircase to first floor.

### Kitchen: 13'7" x 9'9"

Full range of wall and floor mounted storage units with 1½ sink unit and drainer. Built in double oven, hob and extractor hood, plumbing for dishwasher. Window to side looking out towards the river. Coved ceiling, partially tiled walls and a wall mounted heater.

### Bedroom 2: 13'7" x 11'0"

Window to side, coved ceiling, ceiling fan, wall mounted heater, wall lights with dimmer controls.

### En-Suite Bathroom

Low level w/c, bidet, panelled bath with shower attachment, vanity wash basin, shaver point, partially tiled walls, heated towel rail, wall mounted heater, window to side.

### Bedroom 3: 13'7" x 11'7"

Window to side with marina views. Range of fitted wardrobes with cupboards over. Coved ceiling, wall mounted heater, wall lights with dimmer controls.







## Shower Room

Shower enclosure, low level w/c, vanity wash basin, wall mounted heater, heated towel rail, coved ceiling, tiled walls, walk in utility cupboard with plumbing for washing machine and vent for tumble dryer.

## Rear Hallway

Double fitted cloaks cupboard with boot locker. Coved ceiling, heated towel rail, stable door to rear leading out to a covered dog shower.

## Bedroom 4/Study: 10'11" x 8'10"

Window to rear, wall mounted heater, coved ceiling.



## FIRST FLOOR

## Sitting Room: 18'6" x 15'3"

Large picture window with fully glazed French doors leading out to a step-out Juliet balcony. Stunning views out over the river and the open countryside beyond. Fitted blinds. Velux window to side. Access to eaves, ceiling fan.

## Master Bedroom: 15'11" x 15'3"

Dual aspect with three Velux windows to side and part glazed double doors to rear leading to a step-out Juliet balcony. Two built in double wardrobes, wall mounted heater, ceiling fan, wall lights, fitted chest of drawers.

## En-Suite Shower Room

Shower enclosure, low level w/c, vanity wash basin, fully tiled walls, coved ceiling, extractor fan, wall mounted heater, heated towel rail, Velux window to side.

## Dressing Room/Study: 10'0" x 7'4"

Velux window to side, access to eaves storage. Walk in loft access.



## OUTSIDE

The property is approached via double gates which lead to a generous gravelled driveway providing private parking for multiple vehicles.

There is a large detached timber workshop with electricity connected with an adjacent carport.

There is exterior lighting, an outside tap, log store and a covered dog shower.

The front garden is laid mainly to lawn with flower and shrub borders and steps up to a raised and part covered sun deck with electronic awning.

The mooring dock measures 35ft (24ft min) x 14'5" with direct access out onto the River Bure.

## ADDITIONAL INFORMATION

Tenure: Freehold

Built in 1989 of timber construction on steel and concrete piles.

Services: Mains electricity, water and drainage.

Heating via a large woodburner and wall mounted electric heaters.

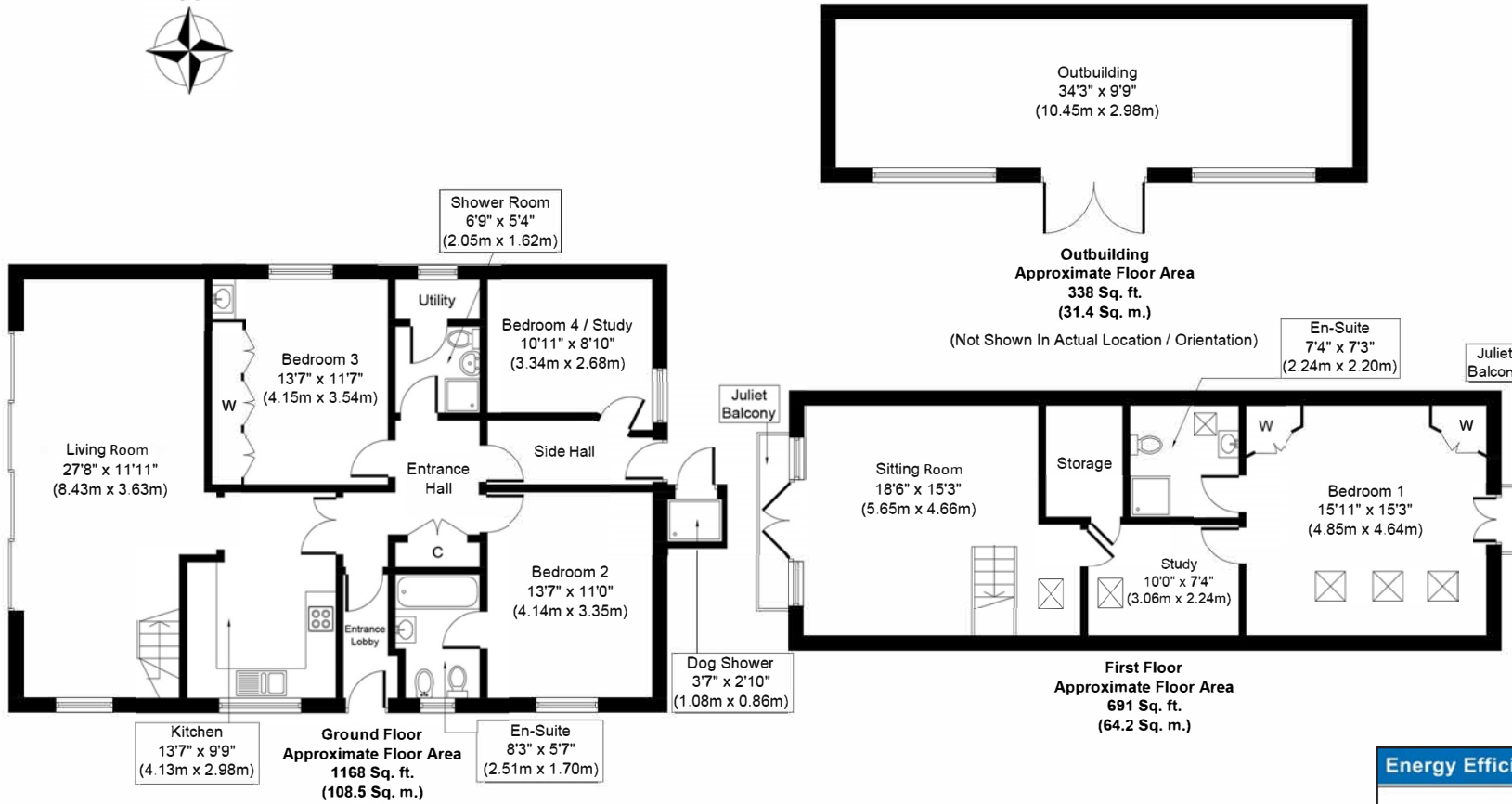
Access via an unadopted roadway with maintenance shared by the residents.

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.





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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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