



FERRY QUAY, FERRY ROAD, HORNING
£465,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY QUAY, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Immaculately presented 3 storey waterside property
- 4 bedrooms, bathroom, shower room and cloakroom
- Dual aspect first floor living room with south facing balcony and impressive views
- Private mooring, off road parking
- Comprehensively upgraded with updated kitchen, bathroom/shower room and full UPVC double glazing
- Ideal holiday let and/or second home

A perfectly placed and much improved three storey waterside property enjoying a south facing aspect looking out over a highly regarded marina and beyond to the River Bure.

With features that include a private mooring, off road parking, upgraded kitchen and bathroom/shower room, steel and glass balcony, full UPVC sealed unit double glazing and generous layout designed to easily accommodate up to seven people.

Ideally placed within easy walking distance of the full range of amenities that Horning has to offer, including three riverside pubs, two restaurants, deli and coffee shop, village store and post office with a wealth of boat hire facilities on the doorstep.

This impressive purpose built holiday home is equally suited for use as a low maintenance lock up and leave second home or a generously equipped holiday let, with full contents available by separate negotiation.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Laminate flooring, staircase to first floor, under stair storage cupboard, night storage heater, door to garage/store room.

Bedroom 4: 10'8" x 10'6"

Window to rear looking out over the marina. Coved ceiling, wall mounted electric heater.

En-Suite Shower Room

Shower enclosure, wash basin, low level w/c, heated towel rail, fully tiled walls, extractor fan.

Rear Lobby

Part glazed door to rear, laminate floor, wall mounted fan heater.

Garage/Store Room: 13'8" x 9'5"

Power, light and up and over door.

FIRST FLOOR

Landing

Staircase to second floor, night storage heater, coved ceiling.

Cloakroom

Hand basin, low level w/c, window to front aspect, built in cupboard housing hot water cylinder.

Living Room: 16'4" x 11'0"

Sliding patio doors out onto a south facing balcony, of steel and glass construction with impressive views out over the mooring, marina and the River Bure beyond.

Coved ceiling, night storage heater, open plan to:

Kitchen/Dining Room: 17'1" x 9'4"

Full range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor hood. Window to front aspect, coved ceiling, night storage heater.



SECOND FLOOR

Landing

Loft access.

Bedroom 1: 12'6" (14'6" max) x 9'5"

Window to rear with far reaching views out towards the river. Wall mounted electric heater, two built in cupboards.

Bedroom 2: 10'6" (11'9" max) x 9'5"

Window to front aspect, wall mounted electric heater, two built in cupboards.

Bedroom 3: 10'8" x 6'6"

Two Velux windows to rear, wall mounted electric heater, built in cupboard.

Bathroom

Modern white suite with panelled bath, with fitted shower and screen, low level w/c and wash basin, heated towel rail, Velux window to rear.



OUTSIDE

Private parking for two cars. To the rear of the property is a south facing sun deck with private quay headed mooring dock measuring approximately 12' x 9'10" (maximum boat length is 22ft).

ADDITIONAL INFORMATION

Tenure: Freehold

Status: 365 day/year use, but not as a permanent residence.

Services: Mains electricity, water and drainage.

No onward chain.

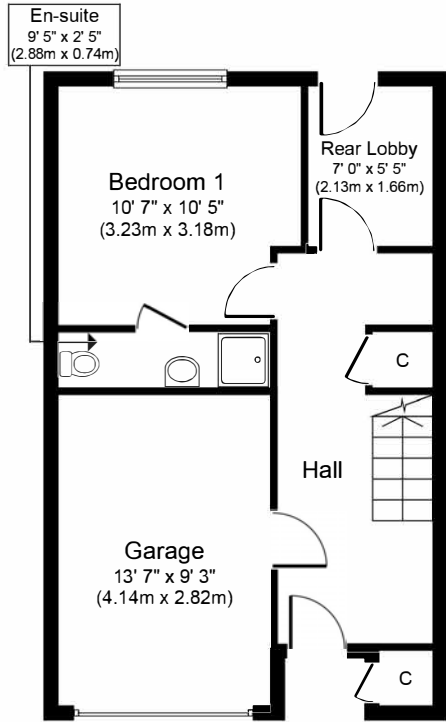
Contents available by separate negotiation.



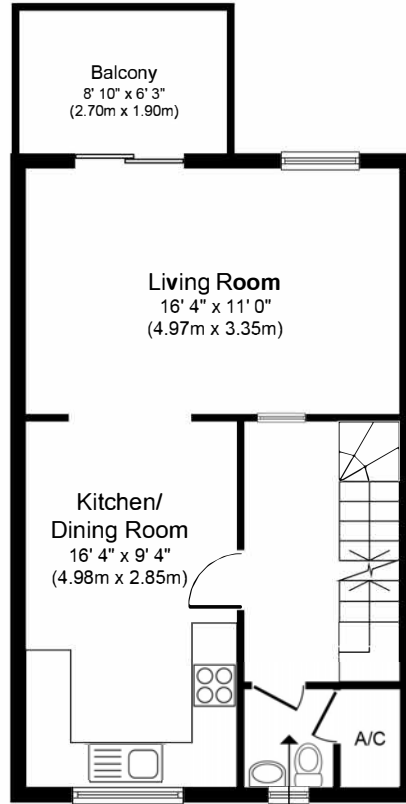
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

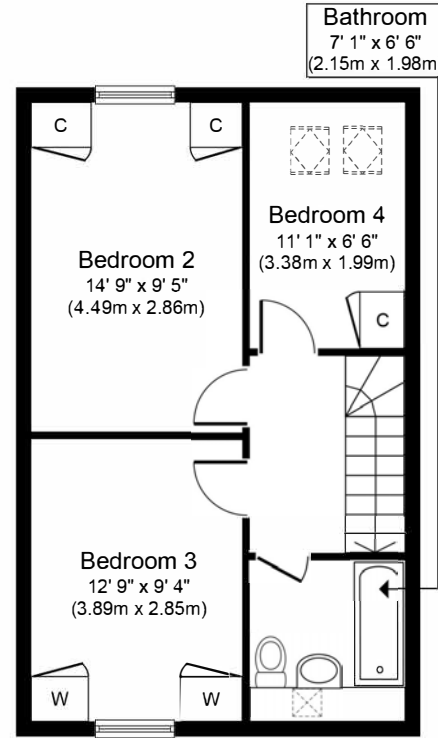
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



Ground Floor
Approximate Floor Area
301 sq. ft
(28 sq. m.)
(excluding garage)



First Floor
Approximate Floor Area
444 sq. ft.
(41.2 sq. m.)



Second Floor
Approximate Floor Area
444 sq. ft.
(41.2 sq. m.)

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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