



LOWER STREET, HORNING
£435,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOWER STREET, HORNING, NORFOLK NR12 8PF

- High quality boathouse built approximately 10 years ago
- Just off the River Bure and within walking distance from the centre of Horning
- Interior mooring measuring 32'9" x 18'6" with remote controlled roller door
- Immaculately presented accommodation consisting of a 32ft open plan living room/kitchen, double bedroom with en-suite shower room, utility room and bathroom
- South facing balcony with views out towards the River Bure
- Generous private and secure parking

An immaculately presented boathouse with substantial day use accommodation set in the centre of Horning, at the very heart of the Norfolk Broads.

Built to a high standard approximately 10 years ago of timber construction under a tiled roof upon steel and concrete piles, this high spec boathouse has undercover mooring measuring 32'9" x 18'6" with scope to moor another boat directly outside with secure parking for several vehicles behind a lockable gate.

The accommodation (for day use) consists of an entrance hall, sizeable double bedroom with en-suite shower room, utility room (leading directly into the boatshed) and a stunning 32ft long open plan living room and kitchen to the first floor with French doors out onto a south facing balcony looking out towards the River Bure with an external staircase. Plus there is a first floor bathroom.

Other features include full double glazing and gas fired central heating, oak internal doors and laminate flooring.

Located within easy walking distance of the centre of Horning, arguably the Norfolk Broads' most sought after village, with a comprehensive range of nearby amenities including three riverside pubs, two restaurants, coffee shop, deli, village store/Post Office and a range of boat hire facilities.

Available with no onward chain and with contents available by separate negotiation.

ACCOMMODATION

Entrance Hall

Staircase to first floor with feature lighting, radiator, under stair cupboard with heated towel rail, down lighters.



Bedroom: 12'9" x 9'1"

High angled ceiling, window to front aspect, radiator, oak door.

En-Suite Shower Room

Large shower enclosure with twin headed shower, inset w/c and vanity style wash basin. Heated towel rail, tiled floor, oak door, extractor fan, down lighters.

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

Floor mounted units with sink unit and drainer, plumbing for washing machine, wall mounted gas fired central heating boiler, down lighters, oak door, direct access to boatshed.

FIRST FLOOR

Open Plan Living Room/Dining Room/Kitchen: 32'9" x 15'8"

Spacious, dual aspect living space with laminate flooring, two radiators, down lighters, French doors out onto a south facing balcony with views out over Grebe Island and beyond to the River Bure.

Kitchen/Dining Area

Range of floor mounted units with sink unit and drainer. Built in oven, hob, microwave and extractor hood. Breakfast bar area with space for two stools.

Bathroom

Panelled bath with shower attachment and screen, low level w/c, wash basin, tiled floor, partially tiled walls, heated towel rail, extractor fan, oak door.





BOATSHED

Internal mooring measuring 32'9" x 18'6" with decked access on three sides. Electric remote controlled roller door, power and water, shore power socket. Door to side.

OUTSIDE

Approached via a timber five bar gate leading to a generous parking area with space for multiple vehicles. Gated access to side with decking leading to the water's edge. Outside tap and power with connection suitable for boat or motorhome.

External staircase leading up to balcony with feature lighting and far reaching views.

Additional mooring area 26' x 18'6" directly in front of boatshed doors.

ADDITIONAL INFORMATION

Tenure: Freehold.

Accommodation for day use only.

Services: Mains electricity, water, drainage and gas.

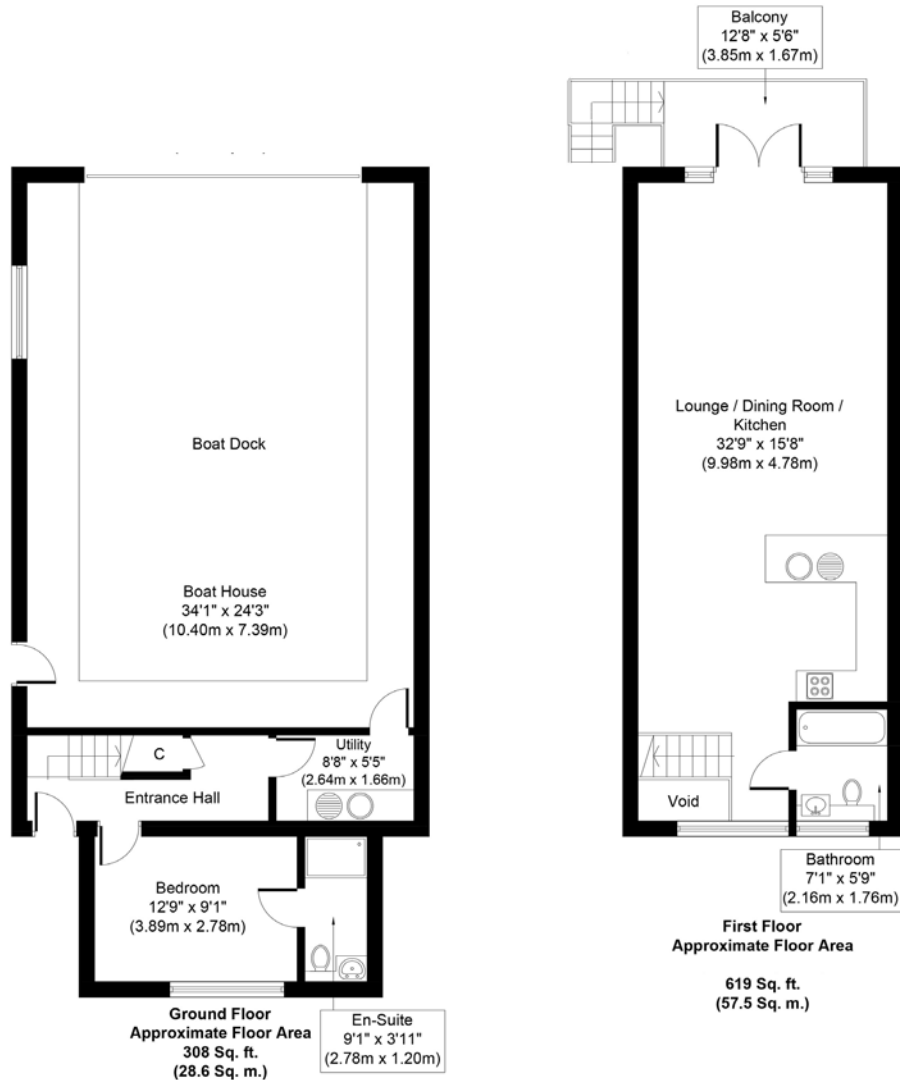
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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



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

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