



LOWER STREET, HORNING  
OFFERS OVER £975,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















## LOWER STREET, HORNING, NORFOLK NR12 8AA

- A stunning 3 storey riverside residence
- Sought after location in the centre of Horning
- Remodelled, comprehensively renovated and finished to the highest standard
- 4 double bedrooms with 3 shower rooms and a cloakroom
- First floor, semi open plan living space with a large covered balcony offering panoramic views out over the River Bure
- South west facing, fully landscaped riverside garden with a private 35ft long mooring dock
- Garage and off road parking
- Currently run as a high end holiday let and available as a fully furnished turnkey operation - by negotiation

An immaculately presented three storey riverside residence which has been the subject of an exhaustive programme of renovations and finished to the very highest standard.

Occupying an incredibly sought after location on the banks of the River Bure within 50 metres of the village green at the centre of Horning, with a comprehensive selection of amenities all within easy walking distance.

This exceptional waterside home offers spacious and versatile accommodation that consists of an entrance hall, generous double bedroom with French doors leading out onto the river facing garden (only a few steps away from the hot tub, available by negotiation), served by an en-suite shower room. Two further ground floor double bedrooms served by a second shower room and a utility room. The first floor is a simply stunning semi open plan living space measuring approximately 28ft x 25ft with a beautifully appointed contemporary kitchen and a spacious living area with both French doors and bi-folding doors leading out onto the breathtaking balcony which provides a fabulous covered outdoor living area with panoramic river views and an external staircase leading to the garden and mooring.

On the second floor you will find the master bedroom with twin Velux windows looking out over the river with another beautifully finished en-suite shower room.

Outside, the property offers a garage and off road parking for 2-3 cars and a fully landscaped, south west facing rear garden which has been paved, gravelled and decked for ease of maintenance with a 35ft private mooring dock leading directly out onto the River Bure. It really is the perfect vantage point to sit and enjoy the ever changing river views, and it also provides the ultimate sunset spot.

The extensive list of improvements includes all new UPVC windows and doors, new boiler and heating system, wiring upgrade, fully replastered and redecorated, luxury vinyl floors throughout, new external rendering, oak staircase and internal doors, all new kitchen and shower rooms and new quay heading.





This high quality riverside property is currently run as a successful high end holiday let and is available to buy as a fully furnished turnkey package - by negotiation.

Occupancy is unrestricted so it is equally suitable as a perfectly placed permanent residence or as the ultimate lock up and leave second home.

Early viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Part glazed composite front door, two radiators, wall lights and down lighters, coved ceiling, built in cupboard with hot water cylinder, fully glazed door to rear leading out to the rear garden.

#### Bedroom 2: 13'2" x 12'8"

French doors to rear garden with views out over the River Bure. Coved ceiling, radiator, oak door.

#### En-Suite Shower Room

Fully tiled with double shower enclosure, low level w/c, vanity wash basin, heated towel rail, extractor fan, downlighters, oak door.

#### Bedroom 3: 12'3" x 8'5"

Window to rear with river views, radiator, coved ceiling, oak door.

#### Bedroom 4: 9'9" x 8'6"

Window to front aspect, coved ceiling, radiator, oak door.









## Shower Room

Fully tiled, double shower enclosure, low level w/c, vanity wash basin, heated towel rail, extractor fan, down lighters, oak door.

## Utility Room: 8'3" x 7'7"

Plumbing for washing machine with space for tumble dryer, radiator, vanity wash basin, door to garage, oak door.

## FIRST FLOOR

Spacious, semi open plan living space measuring 28'1" x 25'1" consisting of:

## Kitchen/Breakfast Room: 25'1" x 8'8"

Extensive range of Shaker style wall and floor mounted units finished with quartz worktops and a comprehensive selection of built in appliances that consist of a built in double oven, induction hob and extractor hood, microwave combi oven, dishwasher and fridge/freezer. Coved ceiling, down lighters, radiator, windows to front aspect, door leading to staircase to second floor.

## Living/Dining Area: 25'1" x 12'5" plus 10'7" x 6'9"

Three radiators, wall lights, inset feature electric fire, coved ceiling, French doors and bi-folding doors leading out onto:

## Balcony: 15'1" x 9'2"

An impressive covered living space finished in glass and stainless steel with composite decking flooring, outside lighting and a substantial external staircase leading down to the rear garden. The panoramic river views from the balcony are truly breathtaking and the south westerly aspect ensures that this sun trap also offers the perfect position to enjoy the sunset.









## Cloakroom

Fully tiled, low level w/c, vanity wash basin, radiator, extractor fan, down lighters, oak door.

## SECOND FLOOR

### Master Bedroom: 16'9" x 11'11"

Two Velux windows with fitted blinds looking out over the River Bure, radiator, access to eaves, fitted carpet.

### En-Suite Shower Room

Fully tiled, Velux window to rear with fitted blinds, low level w/c, vanity wash basin, shower enclosure, extractor fan, down lighters, heated towel rail.





## OUTSIDE

A brick paved driveway providing off road parking for 2-3 cars leads to an **Integral Garage: 14'5" x 8'6"** with power, light and composite double doors.

The rear garden has been landscaped to provide a high quality, low maintenance outdoor living space, the perfect vantage point from which to enjoy the glorious riverside location.

The private mooring dock, which has been recently re quay headed and measures approximately 35ft x 12'6" with decking and a gravelled seating area separated from the main courtyard by a steel and glass balustrade with gate, ensuring that half of the outside space is safe for small children and pets.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Full residential - unrestricted.

Services: Mains electricity, water, drainage and gas.

Available with no onward chain.

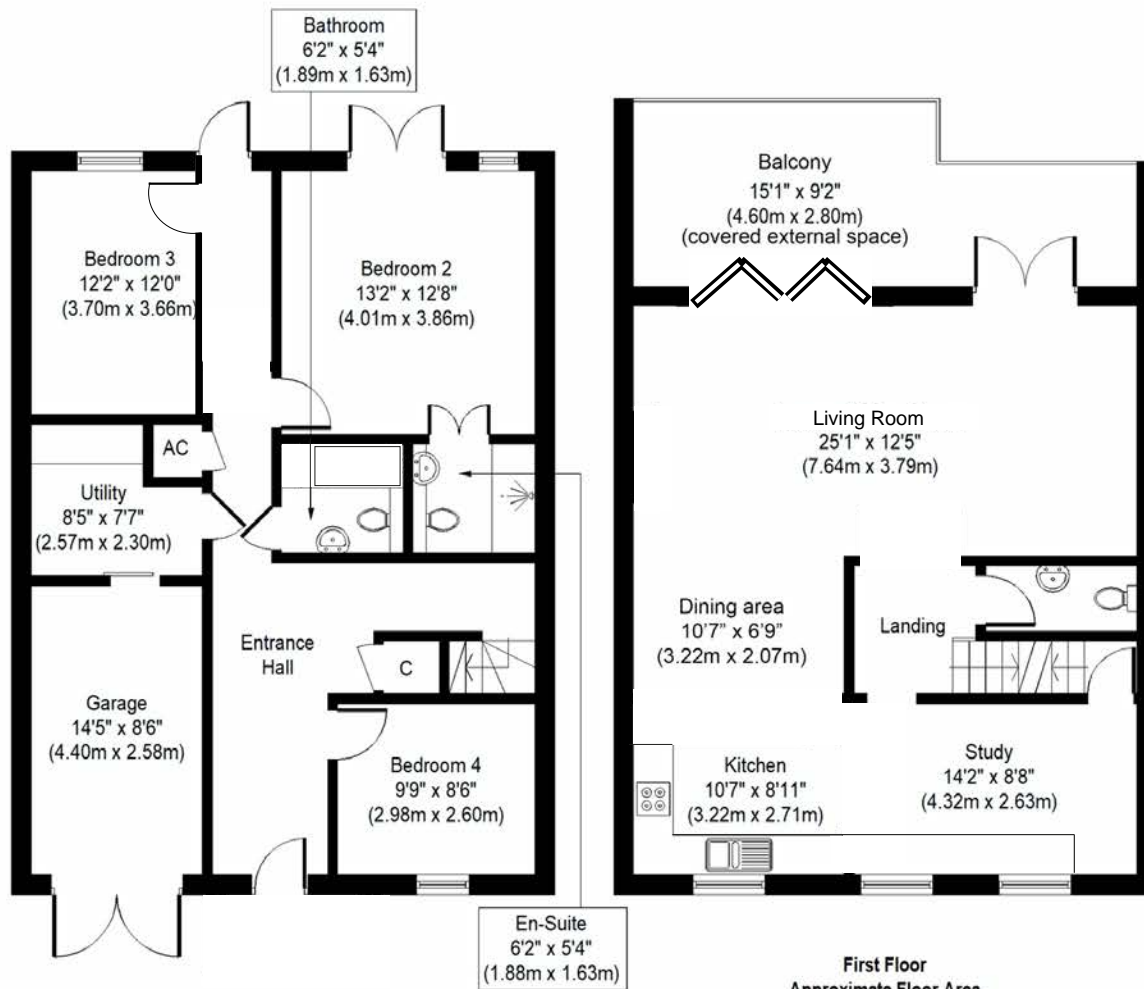
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.



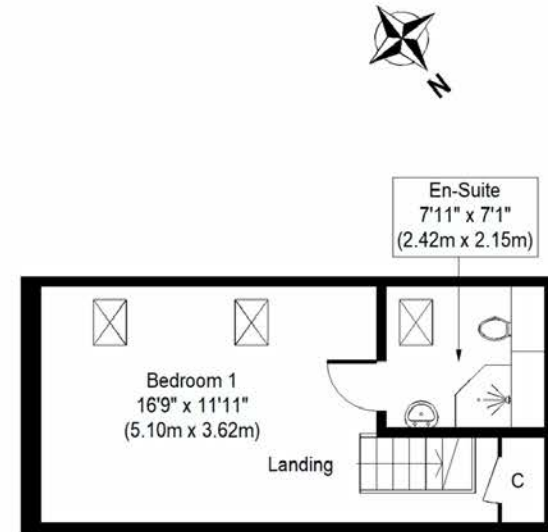




**Ground Floor**  
Approximate Floor Area  
773 Sq. ft.  
(71.8 Sq. m.)

**First Floor**  
Approximate Floor Area  
718 Sq. ft.  
(66.7 Sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



**Second Floor**  
Approximate Floor Area  
296 Sq. ft.  
(27.5 Sq. m.)



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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