



FERRY MARINA, HORNING
OFFERS OVER £425,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





FERRY MARINA, HORNING, NORFOLK

- Immaculately presented detached waterside property
- Private 36ft mooring and parking for 2 cars
- South facing balcony and sun deck
- Highly regarded marina location just off the River Bure
- Currently run as a successful holiday let with full turnkey package available by negotiation
- Built in 2005 of block and brick construction
- Excellent location within walking distance of a wide range of amenities

An immaculately presented, high quality detached waterside property offering incredibly spacious accommodation. Set in a highly regarded marina with a private 36ft mooring, just off the River Bure at the heart of the Norfolk Broads.

Built in 2005 of block and brick construction beneath timber cladding, this unique property is currently run as a highly successful well established holiday let providing the current owners with a significant return as well as plenty of personal use. Full contents are available by separate negotiation, making this an impressive turnkey package.

The generous light and airy accommodation consists of a spacious entrance hall, utility room, master bedroom with en-suite shower room and a second double bedroom served by a large four-piece bathroom. Both bedrooms lead directly out onto a south facing sun deck looking out over the water.

The first floor is one large open plan triple aspect living space extending to over 30ft with French doors leading out onto a south facing balcony with views out over the mooring and the marina beyond. The kitchen is fully fitted with built in oven, hob extractor, dishwasher and fridge.

Features include sealed unit double glazing, Nest controlled gas fired central heating by radiators, off road parking for two cars and a private side on 36ft long mooring with easy access out onto the River Bure, and the entire Norfolk Broads network.

The property is impeccably maintained with both the interior and exterior repainted over the last 12 months.

Whether as a high performing holiday let or as the ultimate low maintenance lock up and leave second home, this property comes highly recommended.



ACCOMMODATION

Spacious Entrance Hall: 13'3" x 8'10" (13'4" max)

Staircase to first floor, under stair storage cupboard, tiled floor, coved ceiling, down lighters, window to side. Radiator, wall light.

Utility Room: 7'2" x 5'3"

Window to rear, sink unit and drainer with cupboard under, wall mounted, gas fired, central heating boiler, plumbing for washing machine, tiled floor, coved ceiling, panelled door.

Master Bedroom: 14'10" x 9'2"

Sliding patio doors to front aspect leading out onto the sun deck with views over the marina. Radiator, down lighters, coved ceiling, panelled door.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, fully tiled walls, tiled floor, heated towel rail, extractor fan, shaver point, coved ceiling, panelled door. Window to side.

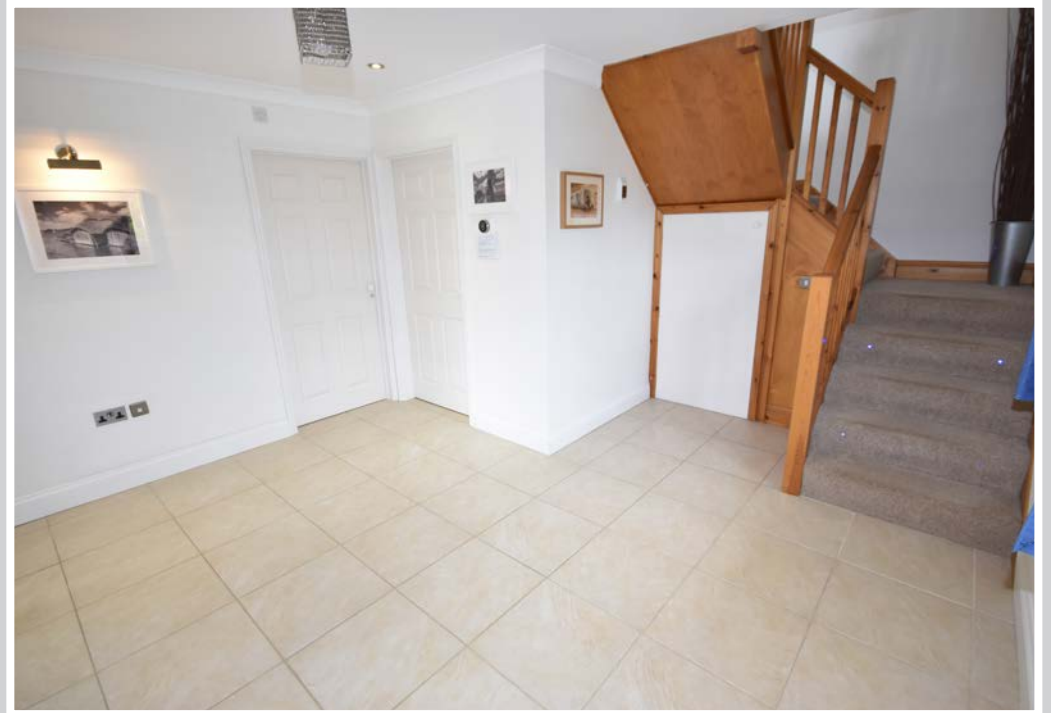
Bedroom 2: 14'10" x 9'10"

Sliding patio doors to front aspect leading out onto the sun deck. Radiator, coved ceiling, down lighters, panelled door.

Bathroom: 10'8" x 5'9"

Low level w/c, wash basin, panelled bath with shower attachment, shower enclosure, fully tiled walls, tiled floor, heated towel rail, extractor fan, window to side aspect, down lighters, panelled door.





FIRST FLOOR

Spacious Open Plan Living Room: 23'4" x 14'6"

Picture windows to front aspect with French doors leading out onto the south facing balcony with views out over the marina. 3 Velux windows to side aspect with fitted blinds, access to eaves storage and loft access. 4 radiators, TV and telephone points, down lighters with dimmer controls.

Kitchen Area: 8'10" x 8'3"

Full range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor hood, fitted fridge and dishwasher. Window to rear, partially tiled walls and down lighters.

OUTSIDE

The property is approached via a 5 bar gate leading to a gravelled parking area suitable for 2 cars.

To the front of the property is the south facing sun deck with exterior lighting and a quay headed side on mooring that extends to 36ft with outside tap and power point. A small lawned garden area extends to the side, with a small garden shed for storage.



LOCATION

Horning is a highly sought after village set on the banks of the River Bure, at the heart of the Norfolk Broads. Local amenities include 3 riverside pubs, a restaurant, post office, deli, village store, coffee shop, Chinese takeaway and a wealth of boat hire facilities.

Wroxham is only 4 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

This property can be occupied for 365 days a year, but not as a sole or main home.

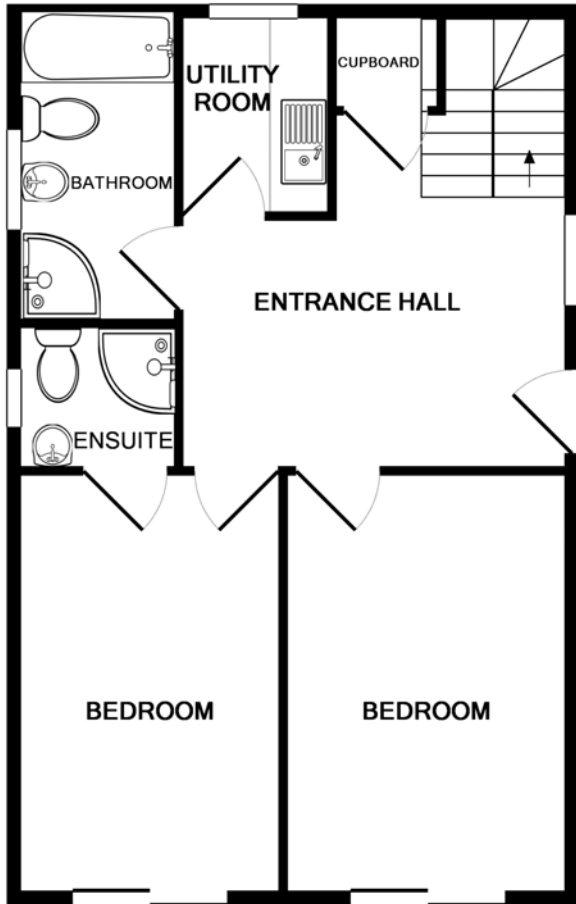
Services: Mains water, drainage, electricity and gas.

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.

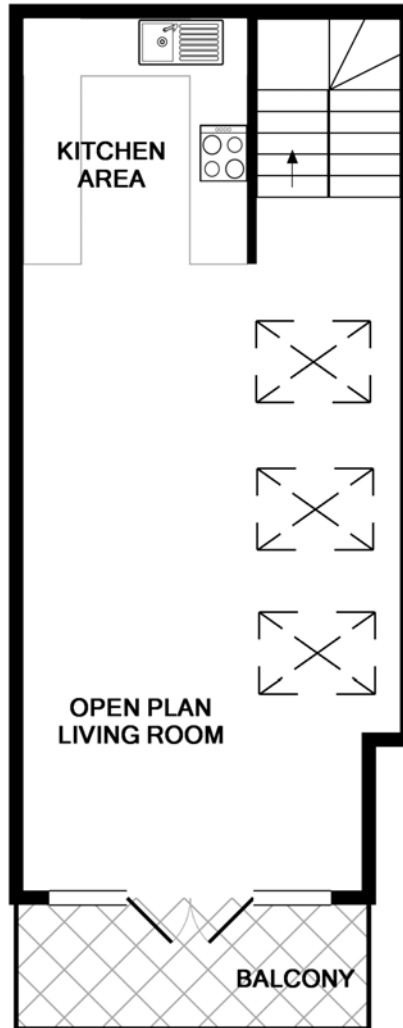
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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






GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (90.9 SQ.M.)

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 

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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