



LOWER STREET, HORNING  
£875,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# LOWER STREET, HORNING, NORFOLK NR12 8PF

- Dramatically extended and comprehensively renovated
- Excellent standard of finish in a stunning contemporary style
- Spacious accommodation
- Four double bedrooms with three bath/shower rooms
- Large south facing balcony with impressive river views
- 50ft long private mooring

A dramatically extended and comprehensively renovated riverside residence with views out over the River Bure, private mooring and generous, well laid out and beautifully presented accommodation, set in the sought after village of Horning, at the very heart of the Norfolk Broads.

This property offers a very contemporary, light airy and open style with a stunning triple aspect open plan living space with high ceilings and twin bi-folding doors leading out to an impressive river facing balcony.

The extensive kitchen area offers a full range of built in appliances all complemented by an exposed wooden floor.

The accommodation continues with four bedrooms and three bathroom/shower rooms, recently fitted to a high standard.

The rear of the property faces south east with views out towards the River Bure and a 50ft long mooring dock. Underneath the property is a utility room, integral garage and a substantial covered games room/living area looking out over the water. There is a lawned garden and ample off road parking.

The property is perfectly placed to be either a convenient permanent residence or an impressive low maintenance second home and has previously been run as a successful holiday let. Full contents are available by negotiation.

The property offers an excellent position in the centre of Horning, one of the Broads' most sought after villages. The village offers a vibrant mix of facilities including three riverside pubs, two restaurants, deli, coffee shop, butcher, Post Office, general store and sailing club, all within easy walking distance.

## ACCOMMODATION

### Reception Hall

Wooden floor, coved ceiling, radiator, down lighters, loft access with ladder.



### **Large Open Plan Living Room: 24'6" x 21'3"**

Spacious, light and airy living space with high ceilings, two sets of bi-fold doors leading out onto a large private balcony with views out towards the River Bure. Extensive range of contemporary kitchen units with 1½ sink unit and drainer, built in oven and microwave/combi oven, hob and extractor fan. Built in fridge, freezer and dishwasher, wooden floor throughout, windows to side and rear, down lighting, ceiling fan, two radiators and a built in cupboard.

### **Master Bedroom: 13'2" x 12'10"**

Sliding patio doors out onto a private, south east facing balcony with steps down to the rear garden. Coved ceiling, down lighting, radiator.

### **En-Suite Bathroom**

Panelled bath with shower and screen, low level w/c, wash basin, fully tiled walls, coved ceiling, heated towel rail, extractor fan, window to side. 'Jack and Jill' doors giving access to:

### **Bedroom 4: 10'8" x 8'0"**

Window to front aspect, radiator, coved ceiling.

### **Bedroom 3: 11'6" (9'4" min) x 9'8"**

Window to rear, coved ceiling, radiator, built in wardrobe.

### **Bedroom 2: 16'3" x 11'6"**

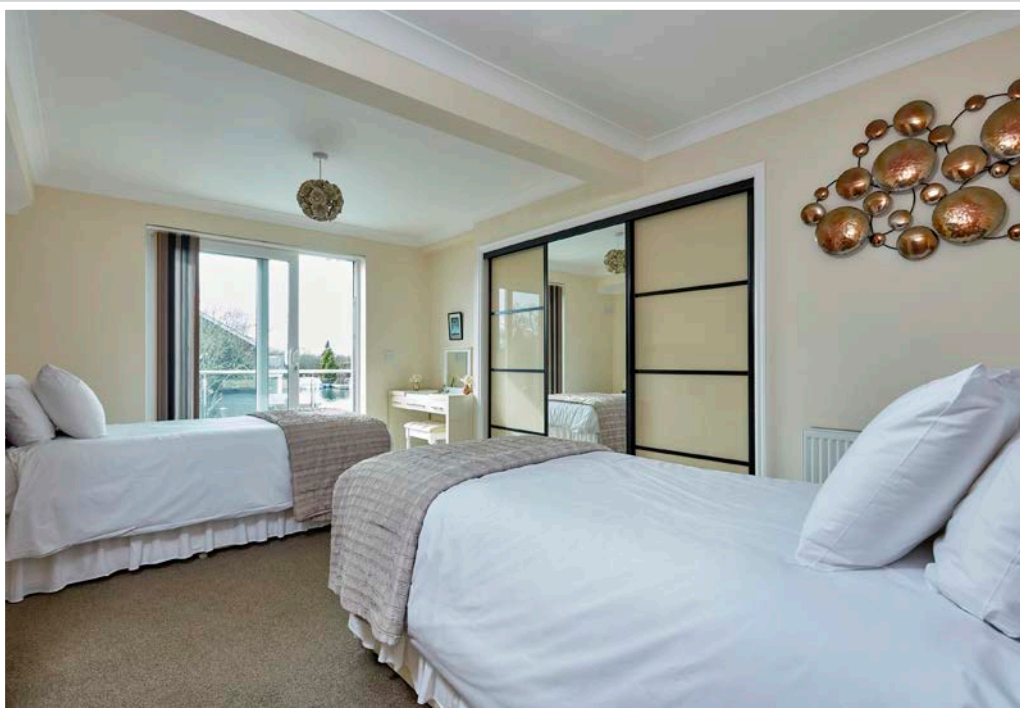
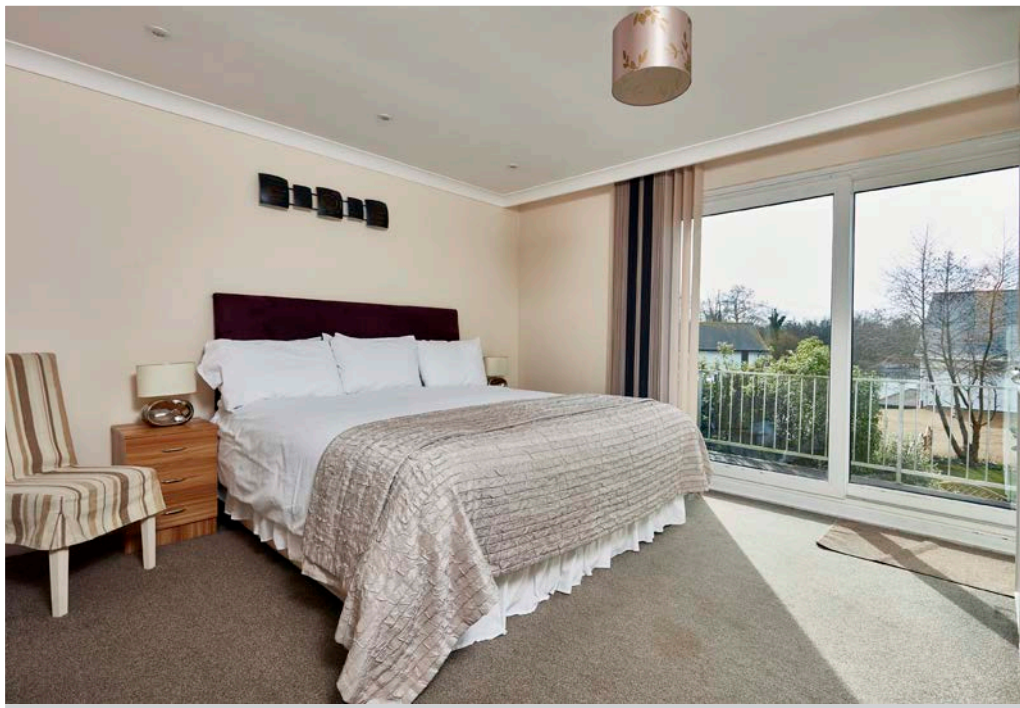
Sliding patio doors out onto the balcony, built in 3 door wardrobe, coved ceiling, down lighting.

### **En-Suite Shower Room**

Double shower enclosure, w/c, wash basin, fully tiled walls, heated towel rail, extractor fan, window to rear.

### **Shower Room**

Low level w/c wash basin, shower enclosure, coved ceiling, fully tiled walls, extractor fan, window to front aspect.



## OUTSIDE

A shared driveway runs to the rear of the property where a large brick weave driveway provides generous private parking, leading to an integral garage. Underneath the property there is a utility room with plumbing for a washing machine.

### **Covered Games Room/Living Space: 25'0" x 23'0"**

Flexible, open air living area with views out over the water and stairs up to the balcony.

The rear garden is laid to lawn, enclosed by hedging with a private 50ft long mooring dock (maximum boat width 10ft).

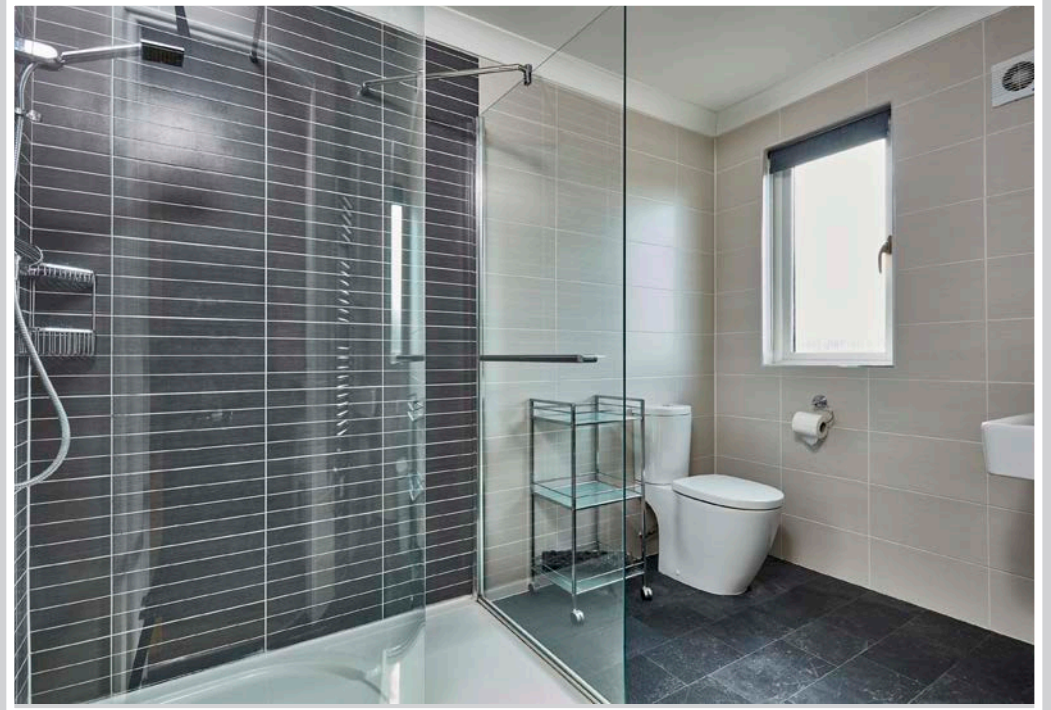
External boiler house to the side and an additional parking space to the front.

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.

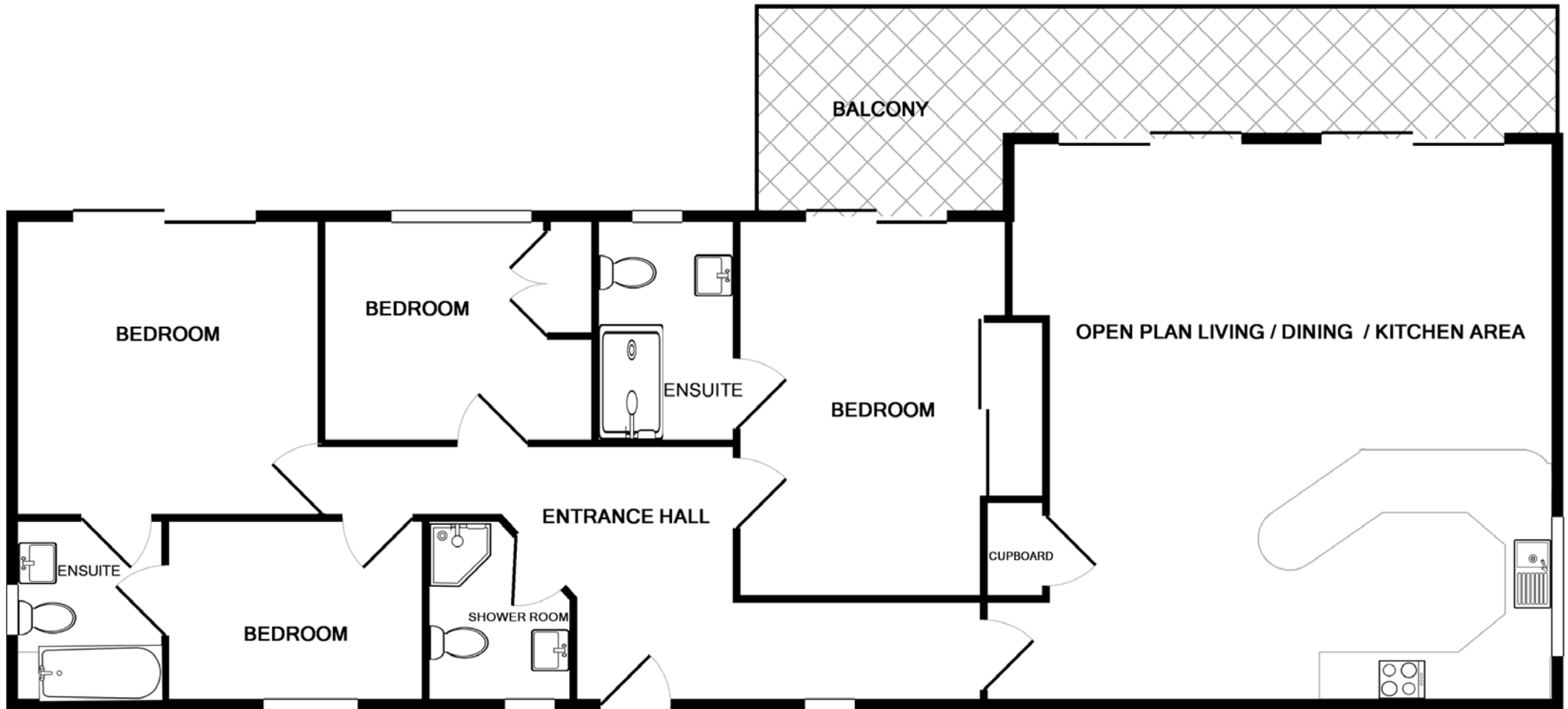
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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









TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (131.9 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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