



FERRY MARINA, HORNING
£375,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





NORFOLK
THE BROADS
IT'S QUICKER BY RAIL
HOLIDAYS AVAILABLE
FOR PRICES AS LOW
AS £11.95 PER WEEK
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FERRY MARINA, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Spacious 3 bedroom 3 storey waterside property
- Freehold property with 2 private parking spaces and a 25ft long mooring
- Sought after marina location
- Perfect second home or holiday let
- Contents available by negotiation and no onward chain
- 3 double bedrooms and 2 bathrooms
- South facing with marina views
- Walking distance of a full range of amenities

A much improved three storey marina property offering spacious accommodation, private parking, a 25ft long mooring and a southerly aspect. An ideal second home and/or holiday let in a sought after location.

The generous layout consists of an entrance hall, open plan living room with dining area and kitchen with bi-folding doors leading out onto the south facing deck looking out over the private freehold mooring and the marina beyond.

On the first floor there are two double bedrooms served by a contemporary three-piece bathroom. On the second floor is the large master bedroom with far reaching views out over the marina towards the River Bure beyond, and a huge four-piece bathroom.

Features also include two private parking spaces, electric heating, UPVC sealed unit double glazing, replacement composite decking and cladding, and no onward chain.

ACCOMMODATION

Entrance Hall

Staircase to first floor, built in storage cupboard.



Open Plan Living Space: 24'6" x 13'1" (9'3" min)

A generous, dual aspect living area with fully fitted kitchen with built in double oven, hob and extractor. Views to the front over the moorings and bi-folding doors with fitted blinds to the rear leading out onto a private south facing deck. Electric heater and electric fire.

FIRST FLOOR

Landing

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

Bedroom 2: 13'1" x 9'5"

Window to rear with view out over the mooring and the marina and river beyond. Coved ceiling, electric heater, built in wardrobe.

Bedroom 3: 13'1" x 8'1"

Window to front aspect, electric heater, coved ceiling, built in wardrobe.

Bathroom

Contemporary white suite with panelled bath and shower attachment, w/c and wash basin, heated towel rail, fully tiled walls, mirror with lighting, wall mounted heater, extractor fan, coved ceiling.

SECOND FLOOR

Landing

Electric heater, coved ceiling.





Master Bedroom: 17'9" x 13'1"

Window to rear with views out over the marina and beyond to the River Bure. Two electric heaters, coved ceiling, built in double wardrobe.

Bathroom: 13'1" x 7'8"

Large double shower enclosure, panelled bath, w/c, wash basin, heated towel rail, partially tiled walls, wall mounted fan heater, coved ceiling, fitted mirror and lighting. Window to front aspect with blinds.

OUTSIDE

South facing sun deck with view out over the mooring. Outside lighting and power, lawned area leading to the private stern on mooring which measures approximately 25ft x 10ft with additional external power point.

There are two private car parking spaces in the nearby car park.

LOCATION

Horning is arguably the most sought after village on the Broads with a comprehensive selection of facilities including three riverside pubs, restaurant, coffee shop, deli, village store and a variety of boat hire options.

Wroxham is only four miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

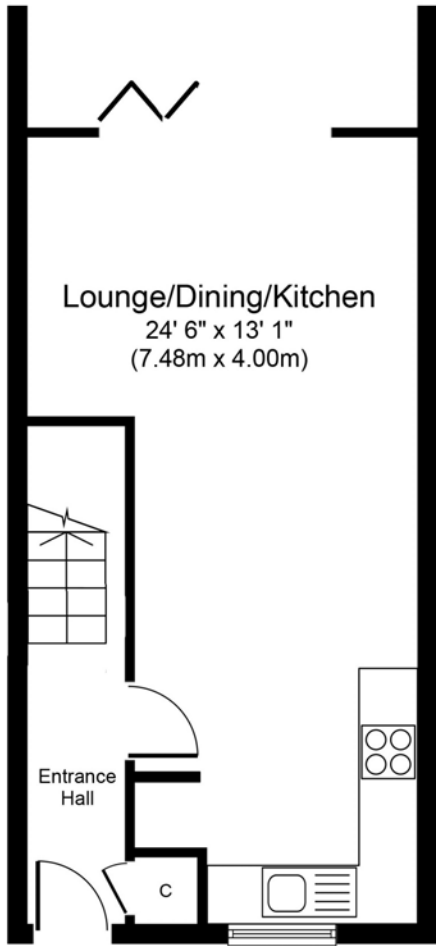
Occupancy: All year round but not suitable as a permanent residence.

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.

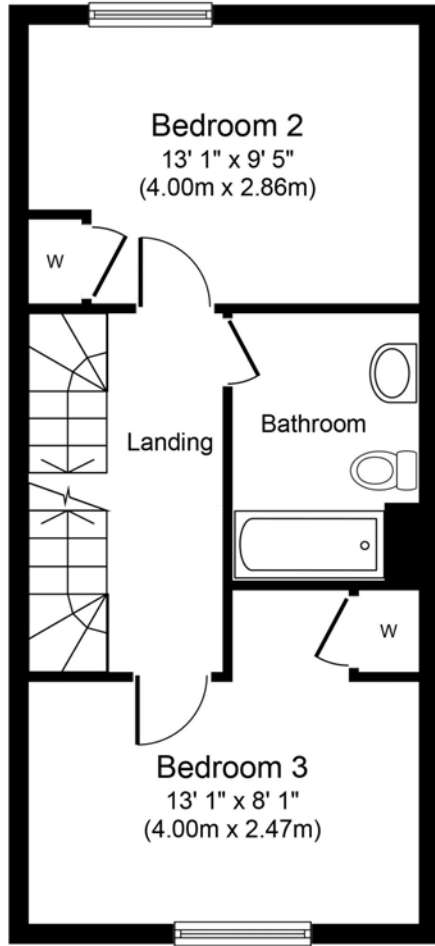
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

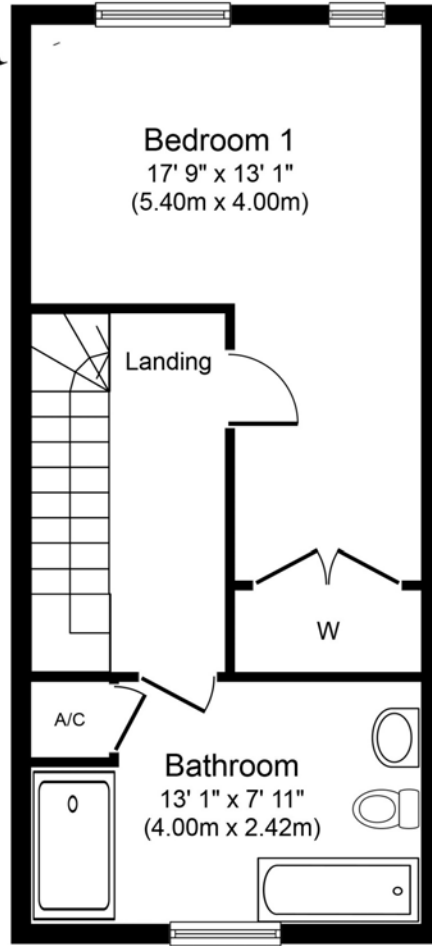




Ground Floor
Approximate Floor Area
 354 sq. ft.
 (32.9 sq. m.)



First Floor
Approximate Floor Area
 397 sq. ft.
 (36.9 sq. m.)



Second Floor
Approximate Floor Area
 397 sq.ft.
 (36.9 sq.m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY



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