



GREBE ISLAND, LOWER STREET, HORNING
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







GREBE ISLAND, LOWER STREET, HORNING, NORFOLK NR12 8PF

- Well presented detached waterside property built in 2012
- Generous south east facing corner plot with private 26ft long mooring
- Raised sun deck and balcony with river views
- Four parking spaces
- Established holiday let
- Wheelchair friendly ramped access

A well presented detached waterside property built in 2012, finished and maintained to a high standard located just off the River Bure, within walking distance of the centre of Horning.

With a generous raised sun deck and a private balcony both looking out over the water and out towards the main river.

The ample corner plot offers the perfect vantage point for fishermen and sun worshippers alike with easy access to launch kayaks or paddleboards. There is also a private 26'6" x 12'0" mooring and off road parking for four cars.

The well-proportioned accommodation consists of an entrance hall, 22ft long kitchen/dining room/living room with bi-folding doors leading directly out onto the deck. There is a ground floor double bedroom with en-suite shower room and a dual aspect first floor sitting room with bi-folding doors leading out onto a balcony. Also on the first floor is the second double bedroom and another en-suite shower room.

Other features include a contemporary high gloss kitchen with granite worktops and built in appliances. Sealed unit double glazing and LPG central heating.

The perfect turkey holiday home, currently run as a successful holiday let with full contents available by negotiation and no onward chain.

Within easy reach of a comprehensive range of amenities in arguably the Broads' most sought after village.

ACCOMMODATION

Entrance Hall

Laminate flooring, built in cupboard, window to side.



Kitchen/Dining Room: 22'1" x 10'1"

Full range of wall and floor mounted units with high gloss finish with granite worktops. Built in oven, hob and extractor hood, dishwasher, washing machine and fridge/freezer. Bi-folding doors leading out onto a raised south west facing sun deck. Laminate flooring, down lighting, staircase to first floor.

Bedroom 2: 11'7" x 9'5"

Dual aspect with views out over the water. Laminate flooring, panelled door. Door to:

Shower Room

Shower enclosure, low level w/c, wash basin, heated towel rail, window to rear, extractor fan. Second door leading to entrance hall.

FIRST FLOOR

Sitting Room: 16'4" x 10'1"

High angled ceiling, dual aspect with bi-folding doors leading out onto the south facing balcony. Laminate flooring.

Master Bedroom: 11'5" x 10'0"

Window to rear with views of the water. Laminate flooring, panelled door.

En-Suite Shower Room

Shower enclosure, low level w/c, wash basin. Window to rear, panelled door.



OUTSIDE

The property benefits from off road parking for four cars. A wheelchair friendly ramp gives access to the front door and a generous south east facing sun deck.

A lawned garden extends to the front and to the side, the perfect spot to sit and fish, launch a kayak or simply sit and enjoy the view.

There is a private mooring measuring approximately 26'6" x 12'0" with access from both the side and the stern and the main river is all of 70 metres away.

ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Year round use but not suitable as a sole/permanent home.

Currently run as a successful holiday let with contents available by negotiation.

Services: Mains water and drainage and electricity. LPG central heating via discreet/skirting heaters.

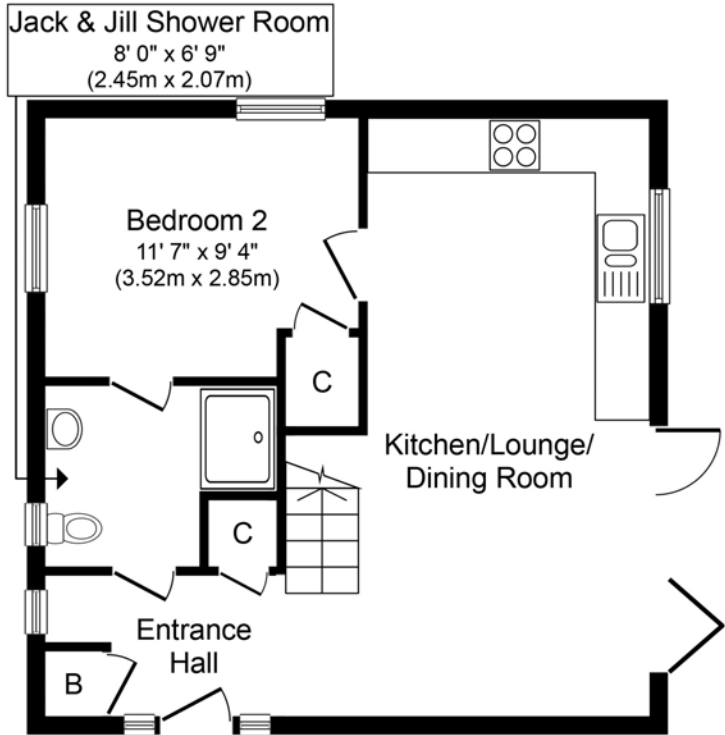
Access: Via a private bridge and roadway.

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.

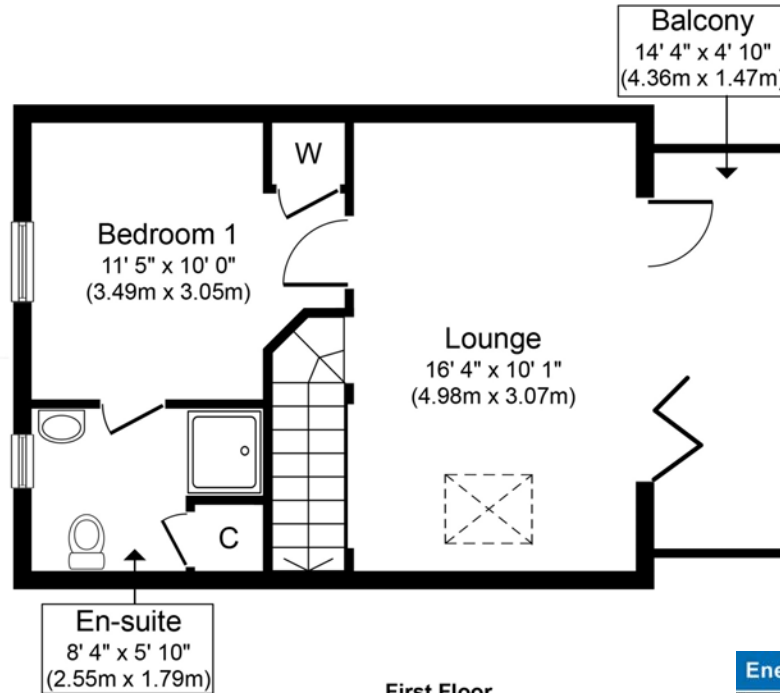
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





Ground Floor
Approximate Floor Area
473 sq. ft.
(43.9 sq. m.)



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

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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



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