



FERRY MARINA, FERRY ROAD, HORNING
£400,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





FERRY MARINA, FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Link detached waterside property
- Private 40ft side on mooring
- 3 double/twin bedrooms and 3 shower/bathrooms
- Rear garden and balcony, both south facing with views out over the water
- Well regarded marina just off the River Bure
- Within distance of a range of amenities
- Well placed second home or holiday let

An impressive south facing link detached waterside property with three double bedrooms, three bathroom/shower rooms, private parking and a generous 40ft mooring.

Located in a highly regarded marina just off the River Bure within walking distance of the centre of Horning and a wide range of amenities.

The accommodation consists of an entrance hall, dual aspect living room leading out onto a covered deck looking out over the water. A contemporary high gloss kitchen with a selection of fitted appliances, a ground floor bedroom served by a shower room.

There are two more double bedrooms on the first floor with the master bedroom benefitting from a private south facing balcony looking out over the marina, both bedrooms have en-suite facilities.

The rear garden is laid to lawn and is south facing, leading down to the water with a private side on mooring extending to approximately 40ft.

Available with no onward chain, suitable as a second home or as a perfectly placed holiday let with most of the contents available by separate negotiation.

ACCOMMODATION

Entrance Hall

Night storage heater.



Living Room: 23'6" x 13'8"

Dual aspect with two sets of French doors leading out onto a large covered deck which is south facing and looks out over the garden and the mooring. Coved ceiling, two night storage heaters.

Kitchen: 9'5" x 8'6"

Range of wall and floor mounted storage units finished in high gloss with fitted oven, hob and extractor, built in fridge and freezer and a fitted microwave. Down lighters, windows to front and side.

Bedroom 3: 14'2" x 7'2"

Window to rear with views of the water. Coved ceiling, night storage heater.

Shower Room

Shower enclosure, wash basin and w/c, heated towel rail, wall mounted fan heater, shaver socket.

Landing

Loft access.

Master Bedroom: 16'6" x 9'5"

French doors leading out onto a private south facing balcony that looks out over the garden, mooring and the marina beyond. Night storage heater.

En-Suite Bathroom

Low level w/c, wash basin, panelled bath with shower attachment, wall mounted fan heater, shaver socket, Velux window.





Bedroom 2: 12'2" x 9'6"

Window to front aspect, night storage heater.

En-Suite Shower Room

Low level w/c, wash basin, heated towel rail, wall mounted fan heater, shaver point, shower enclosure, tiled walls.

OUTSIDE

The garden is laid to lawn, located at the rear of the property, facing south and leading down to the water's edge with a generous side on mooring extending to approximately 40ft.

Running the full width of the house is a large covered deck; the perfect vantage point from which to sit and enjoy the marina setting.

There is allocated private parking immediately in front of the property.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Suitable for year round use but not as a permanent home.

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.

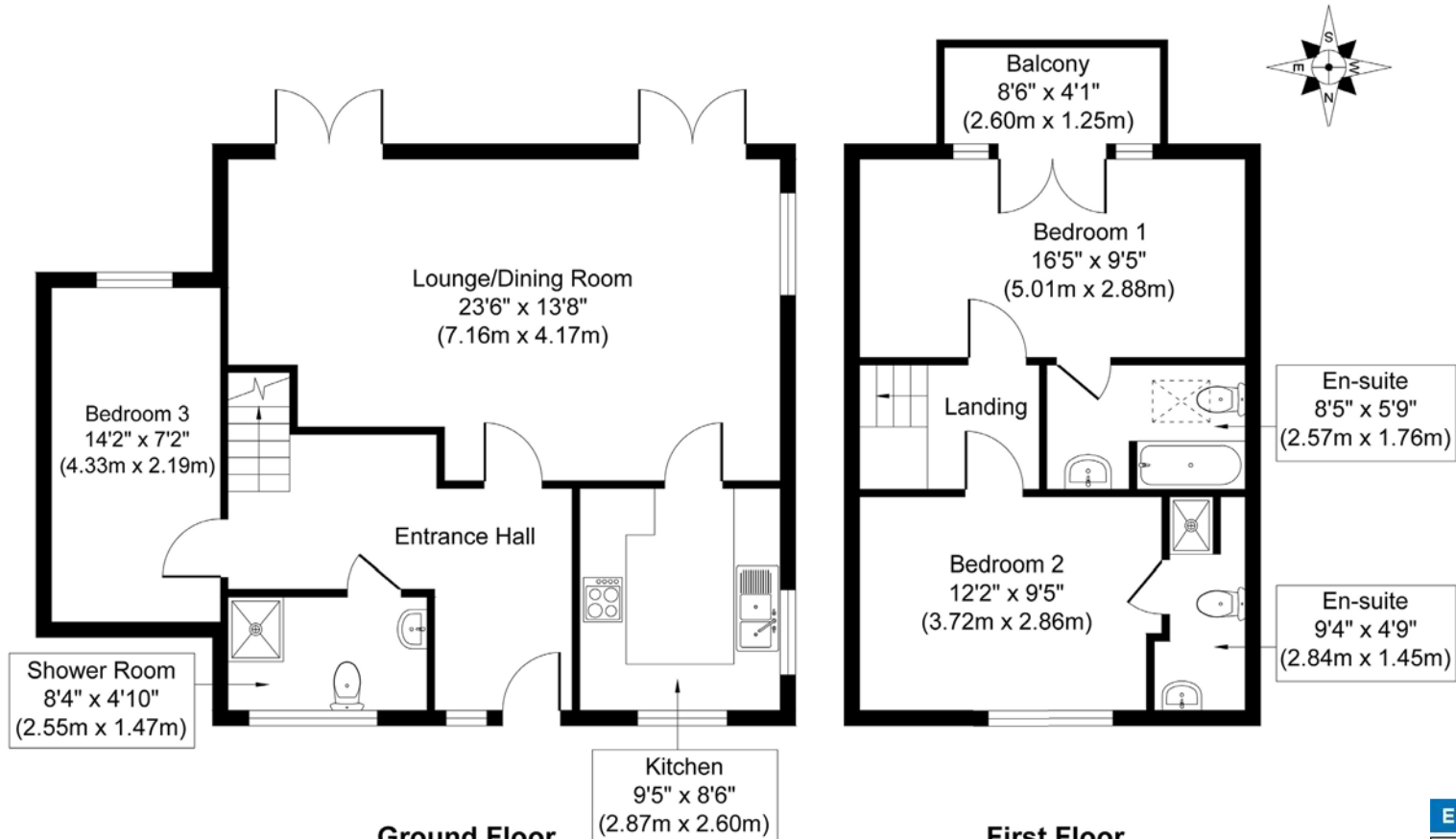
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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









Ground Floor
Approximate Floor Area
657 sq. ft
(61.03 sq. m)

First Floor
Approximate Floor Area
384 sq. ft
(35.70 sq. m)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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