



LOWER STREET, HORNING  
£780,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS











## LOWER STREET, HORNING, NORFOLK NR12 8PU

- South facing, split level detached waterside residence
- 4 double bedrooms and three shower rooms
- Spacious first floor open plan living area
- Large covered balcony with views out over the marina
- Integral garage and parking for several cars
- Paved rear terrace with generous mooring
- Full residential status

A stunning south facing, split level detached waterside residence built and finished to a high standard in 2012.

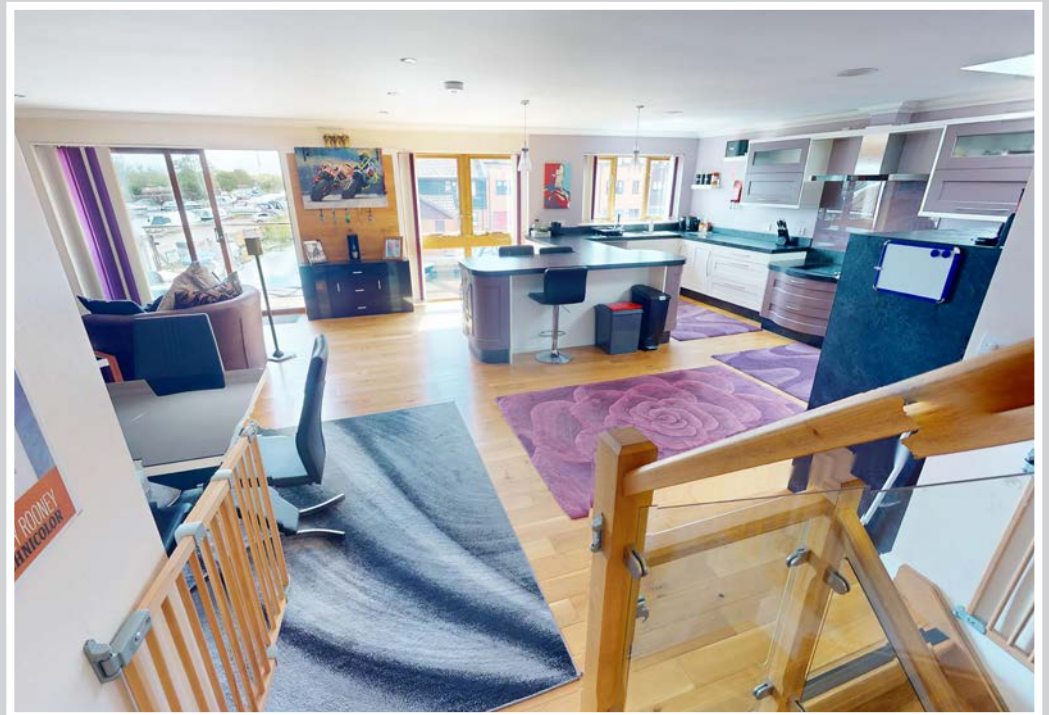
Located in the sought after village of Horning on the edge of a highly regarded marina with views out towards the River Bure.

The accommodation consists of an entrance hall, cloakroom, 4 double bedrooms, 2 with en-suite facilities and a separate shower room. A spacious first floor, open plan 34ft living area incorporating an impressive fitted kitchen with a range of built in appliances. There is also a large covered balcony with views out over the marina and beyond to the River Bure.

Features include full gas fired central heating by radiators, sealed unit double glazing throughout, integral garage with off road parking for several cars and a south facing, decked and paved rear terrace and a substantial private mooring measuring 39'10" x 19'0".

The property has full residential status, and would be equally suitable as a well proportioned main home, a low maintenance lock up and leave second home or a perfectly placed high end holiday let.

Early viewing is highly recommended.





## ACCOMMODATION

### Entrance Hall

Wooden floor, stairs to both lower and upper floors, coved ceiling, down lighters, radiator, window to side, door to garage.

### Bedroom 4: 12'6" x 8'3"

Window to front aspect, fitted double wardrobe, coved ceiling, down lighters.

### Cloakroom

Low level w/c, hand basin, coved ceiling, fitted mirror with shaver point, heated towel rail, window to front.

## LOWER GROUND FLOOR

### Hallway/Study Area

Wooden floor, coved ceiling, down lighters and a double built in cloaks cupboard.

### Bedroom 3: 13'5" x 11'1"

Window to rear with views out over the water, radiator, coved ceiling, fitted double wardrobe, down lighters.

### Shower Room

Low level w/c, wash basin, large walk in shower enclosure, tiled walls, heated towel rail, fitted mirror with shaver point, extractor fan, coved ceiling.







### **Bedroom 2: 15'9" x 14'5" (12'1" min)**

Window to rear with marina views, radiator, coved ceiling, down lighters.

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

Low level w/c, wash basin, large walk in shower enclosure, tiled walls, heated towel rail, coved ceiling, extractor fan, fitted mirror with shaver point.

## **UPPER GROUND FLOOR**

### **Spacious Open Plan Living Area: 34'0" x 19'1"**

Impressive reception room with doors leading out onto a large covered south facing balcony looking out over the water and beyond to the River Bure.

Wooden floor, 2 radiators, TV point, coved ceiling, down lighters and skylight.

Stunning fitted kitchen with extensive range of wall and floor mounted units with 1½ sink unit and drainer. Built in double oven, hob and extractor fan, fridge/freezer, plumbing for washing machine and dishwasher and a substantial breakfast bar. Windows to rear looking out over the marina. Stairs up to:

## **FIRST FLOOR**

### **Landing**

Window to side, wooden floor, radiator.

### **Master Bedroom: 17'5" x 11'10"**

Window to front aspect, TV point, radiator, built in cupboard, fitted triple wardrobe.





## En-Suite Shower Room

Low level w/c, wash basin, large walk in shower enclosure, heated towel rail, fitted mirror with shaver point, fully tiled walls, Velux window.

## OUTSIDE

The property is approached via a brick weave driveway that provides off road parking for several cars and in turn leads to an integral Garage: 18'10" x 9'4" – with power, light, central heating boiler and hot water tank, and an up and over door.

The rear of the property faces south and has been paved and decked for low maintenance. An external staircase leads up to the covered balcony that offers impressive views out over the marina.

There is also a private, quay headed side on mooring measuring approximately 39'10" x 19'0".

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.

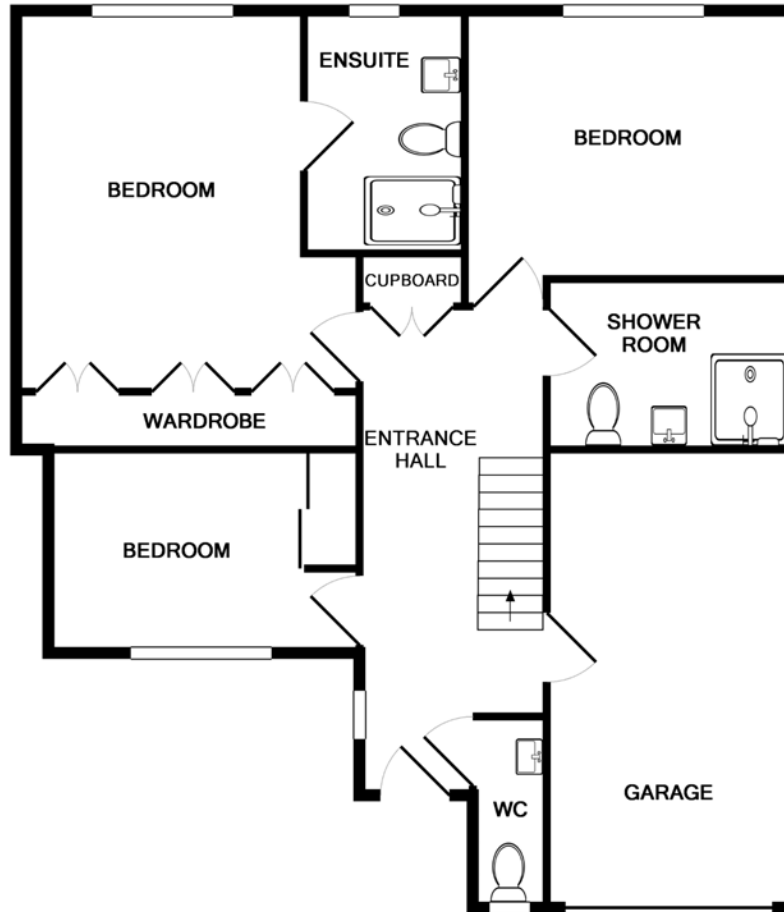
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.











GROUND FLOOR  
APPROX. FLOOR  
AREA 983 SQ.FT.  
(91.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 910 SQ.FT.  
(84.6 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		





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