



STAITHE CLOSE, HORNING
GUIDE PRICE £300,000 - £325,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







STAITHE CLOSE, HORNING, NORFOLK NR12 8AF

- Detached 3 bedroom bungalow in an extremely private yet convenient location
- Within easy walking distance of a variety of amenities and close to the River Bure
- Private, low maintenance, south west facing courtyard garden
- Garage
- No onward chain
- Equally suitable as a permanent residence, second home or holiday let

An incredibly deceptive and surprisingly spacious detached three bedroom bungalow occupying an extremely private and convenient location less than 100 metres from the centre of the village with a range of amenities close at hand and only 140 metres from the River Bure.

Set back and hidden from view with a completely private south/west facing courtyard garden.

This well presented low maintenance property offers accommodation that consists of an entrance hall, contemporary well finished kitchen with built in appliances, a spacious living room with sliding patio doors leading directly out into the private courtyard garden, three bedrooms, a shower room and a cloakroom.

Other features include gas fired central heating, sealed unit double glazing, a single garage and no onward chain.

A host of amenities are within easy walking distance including a village shop, cafe/delicatessen, two restaurants, riverside pub (one of three in the village) and a sailing club.

Impossible to judge without a full viewing, recommended.

ACCOMMODATION

Entrance Hall

Tiled floor, radiator, downlighters

Kitchen: 9'7" x 7'10"

Contemporary high gloss kitchen with built in fridge and freezer, plumbing for washing machine and tumble dryer. Window to rear with fitted blind, downlighters.

Living Room: 18'0" x 14'10"

Wooden floor, downlighters, radiators, sliding patio doors leading out into the sunny courtyard garden.

Inner Hallway

Storage cupboard, downlighters, radiator, feature skirting lighting, window to side. Loft access.

Cloakroom

W/c, hand basin, tiled floor, window to side, loft access.

Shower Room

Corner shower enclosure, w/c, contemporary wash basin with storage beneath. Fully tiled walls, heated towel radiator.

Master Bedroom: 14'0" x 8'11"

Window to rear, fitted double wardrobe, downlighters, radiator.

Bedroom 2: 10'9" x 8'11"

Window to rear, built in wardrobe, radiator, downlighters.

Bedroom 3: 10'9" x 7'0"

Window to rear, radiator, downlighters.





OUTSIDE

The well enclosed courtyard garden faces south west and has been paved for ease of maintenance with flower beds, built in seating and raised beds giving the outside space a distinctly Mediterranean feel.

There is outside power and water and gated access to the front.

Garage

Located a short distance from the property.

ADDITIONAL INFORMATION

Freehold

Mains services




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.



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com