



PARKER WAY, HORNING
£425,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







PARKER WAY, HORNING, NORFOLK NR12 8BF

- Impressive waterside property in a highly regarded marina development
- 3 double bedrooms with 3 bathroom/shower rooms
- Double mooring
- 27ft long open plan living space with bi-folding doors and balcony
- Walking distance of the centre of Horning
- Contents available by separate negotiation

Located within the prestigious marina development of Horning, just off the River Bure, the property offers a rare blend of style, comfort, and waterside convenience.

Built to a high standard in 2005, this exceptional residence features gas-fired central heating, double glazing, and a light-filled, 27ft open-plan living area. Step outside to your private balcony, perfectly positioned to overlook your own 30ft x 27ft double mooring, ideal for boating enthusiasts seeking effortless access to the water. Inside are three generous double bedrooms, each with its own private bathroom or shower room, ensuring comfort and privacy for all. The fully fitted kitchen boasts high-end integrated appliances, while off-road parking for two cars adds a touch of everyday practicality.

With three generous double bedrooms, each served by its own bathroom or shower room, a fully fitted kitchen with integrated appliances, and off-road parking for two cars, this home has been thoughtfully designed for modern waterside living.

Currently operating as a successful holiday let, the property presents a good investment opportunity, offering immediate returns and the freedom to escape whenever the water calls. Available fully furnished by separate negotiation, this home allows you to walk in and instantly begin living the waterside lifestyle.

Early viewing is highly recommended to fully appreciate all this outstanding property has to offer.

ACCOMMODATION

Entrance Hall: 13'6" x 8'9"

Radiator, coved ceiling, down lighters, staircase to first floor with under stair storage cupboard. Built in boiler and storage cupboards.



Master Bedroom: 14'9" x 10'4"

Window and door to front aspect leading out on to a decked seating area and the mooring beyond. Radiator, down lighters, coved ceiling, panelled door.

En-Suite Bathroom

Low level w/c, wash basin, panelled bath with shower and screen, heated towel rail, fully tiled walls and floor, extractor fan, panelled door.

Bedroom 2: 13'1" x 10'

Window and door leading out onto the decking. Views out over the water, coved ceiling, radiator, down lighters, panelled door.

En-Suite Shower Room

Low level w/c, wash basin, fully tiled walls and floor, heated towel rail, coved ceiling, panelled door, extractor fan.

Bedroom 3: 12'3" x 6'6"

Window to rear, radiator, coved ceiling, down lighters, panelled door.

Family Bathroom

Low level w/c, wash basin, panelled bath with shower attachment, heated towel rail, extractor fan, coved ceiling, fully tiled walls and floor, down lighters, panelled door.

FIRST FLOOR

Large Open Plan Living Area: 27'0" x 15'6"

Generous, light and airy reception room with Velux windows to side and aluminium bi-folding doors to front aspect leading out onto a private balcony that offers views out over the moorings and the marina beyond. Three radiators, TV point, access to eaves, open plan to:



Kitchen: 9'6" x 9'6"

Comprehensive range of wall and floor mounted units with 1½ sink unit and drainer. Built in double oven, hob and extractor fan, fridge, freezer, dishwasher and washing machine. Window to rear, tiled splashbacks, down lighters.

OUTSIDE

The property is approached via a gravelled driveway providing off road parking for several cars.

The front of the property is decked and quay headed to provide a substantial **Double Mooring** measuring 30ft x 27ft with outside power, water and lighting.

ADDITIONAL INFORMATION

Tenure: Freehold

Status: Suitable for year round use as a second home or holiday let

Services: Mains water, electricity and gas

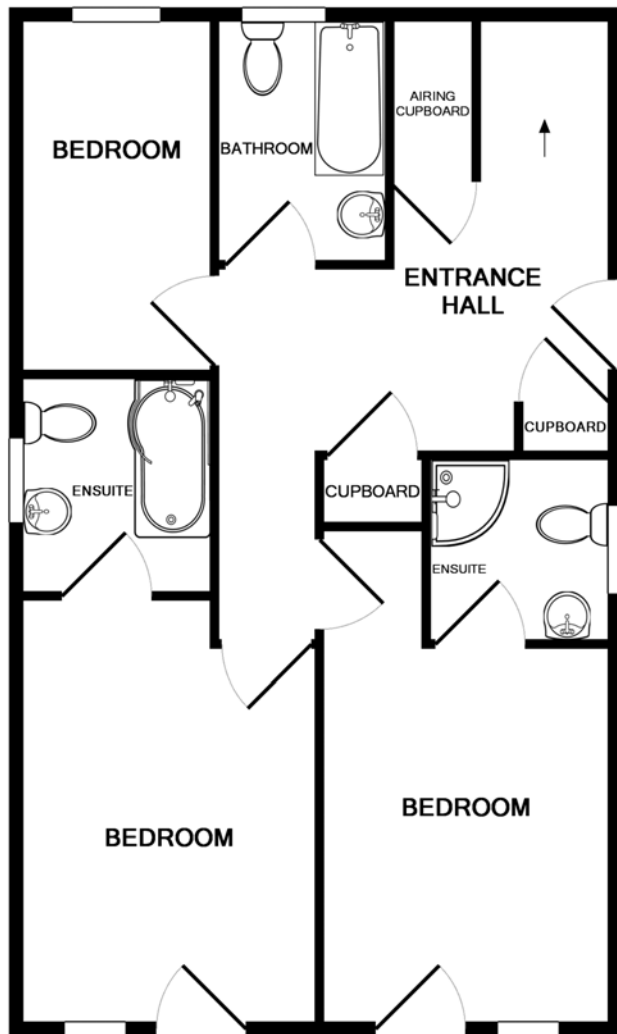
No onward chain.

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.

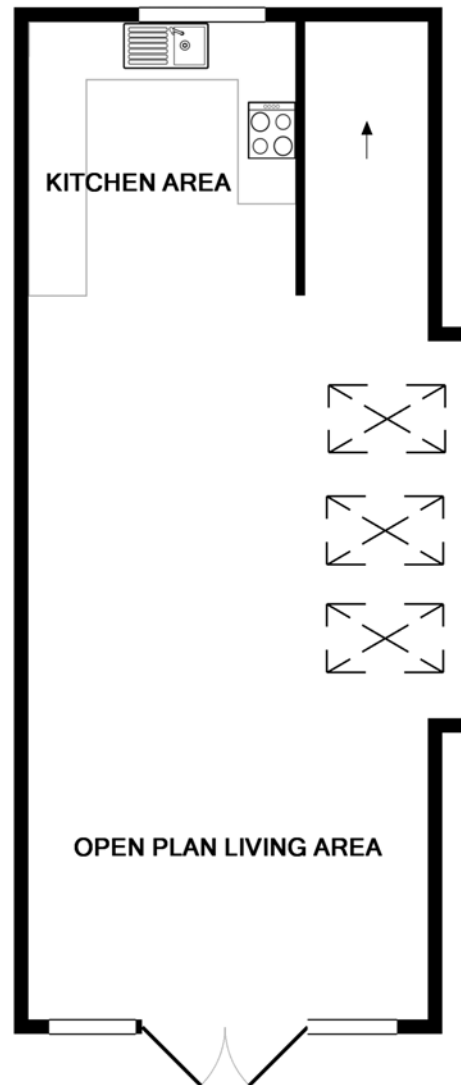
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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