



FERRY ROAD, HORNING  
£360,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Impressive waterside holiday property
- 3 spacious double bedrooms with 3 en-suite shower rooms/bathrooms
- Large open plan living space on the first floor with contemporary high gloss kitchen and a private balcony
- Low maintenance and high spec
- Off road parking
- Private 17ft long mooring
- Highly regarded marina setting just off the River Bure
- Within walking distance to the centre of Horning

A deceptive, incredibly spacious waterside property, set in a highly regarded marina development just off the River Bure, within walking distance of the centre of Horning with a comprehensive range of pubs, restaurants, cafes and shops, all within easy reach.

Suitable as a well presented and generously proportioned second home, but currently run as a perfectly placed, well established holiday let, with full contents available by negotiation.

The roomy accommodation consists of an entrance hall, three substantial double bedrooms, all served by their own en-suite bath/shower rooms with a large open plan living space on the first floor which includes a well-fitted contemporary kitchen, dining area and sitting area leading out onto a private balcony looking out over the water.

Off road parking for 3-4 cars, direct water access with a private mooring measuring approximately 16ft, ideal for the launching of paddle boards, keeping a day boat or using it as a fishing spot.

### ACCOMMODATION

#### Entrance Hall

Opens out into a generous reception area, two built in storage cupboards, night storage heater, staircase to first floor.



### **Master Bedroom: 16'4" x 14'2" + 8'6" x 6'9"**

Impressive master bedroom with sliding patio doors leading out onto a private decked seating areas looking out over the water with a private mooring. Down lighters, night storage heater.

### **En-Suite Bathroom**

Panelled bath, large shower enclosure, wash basin, w/c, heated towel rail, tiled walls, extractor fan and wall mounted heater.

### **Bedroom 3: 12'4" x 11'9"**

Window to front aspect, down lighters, electric wall mounted heater.

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

Walk-in shower enclosure, w/c, wash basin, heated towel rail, wall mounted fan heater, extractor fan.



## **FIRST FLOOR**

### **Landing**

Night storage heater.

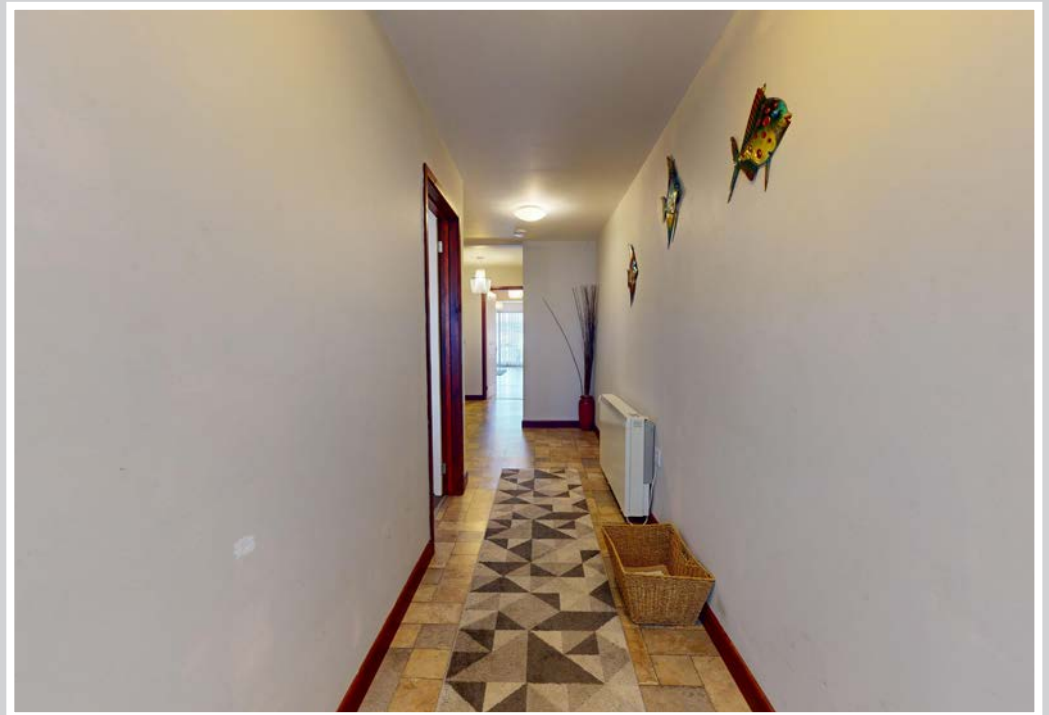
### **Cloakroom**

W/c, wash basin, heated towel rail, extractor fan.

### **Open Plan Living Space: 22'4" x 16'3"**

Impressive and spacious, incorporating a high gloss contemporary kitchen with built in oven, hob, extractor hood, microwave, and fridge freezer with breakfast bar. Sliding patio doors leading out onto a private balcony with views out over the water. Coved ceiling, night storage heater.





## Bedroom 2: 16'5" x 11'0" (18'8" max)

Window to front aspect with views out towards the River Bure. Night storage heater.

## En-Suite Shower Room

Large walk-in shower enclosure, w/c, wash basin, extractor fan, tiled walls.

## OUTSIDE

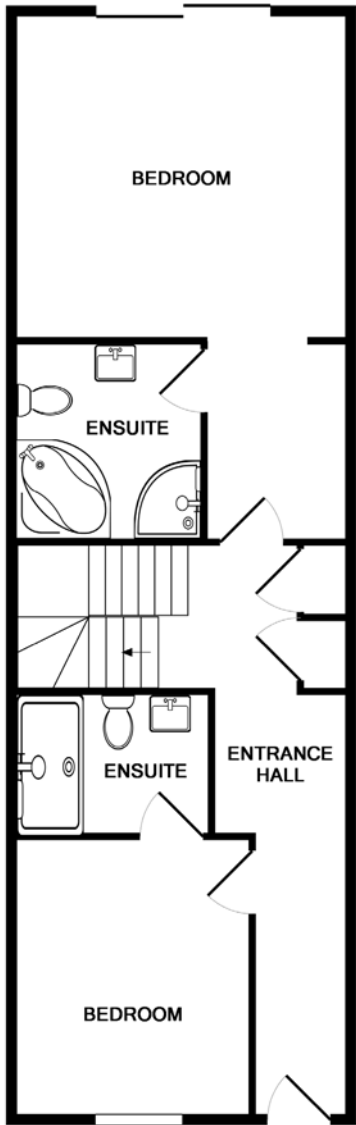
There is a private brick weave parking area and a decked seating area to the rear with direct access to the water with private quay heading extending to approximately 17ft - suitable to moor a small boat, launch kayaks/paddle boards and the perfect spot to sit and fish.

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.

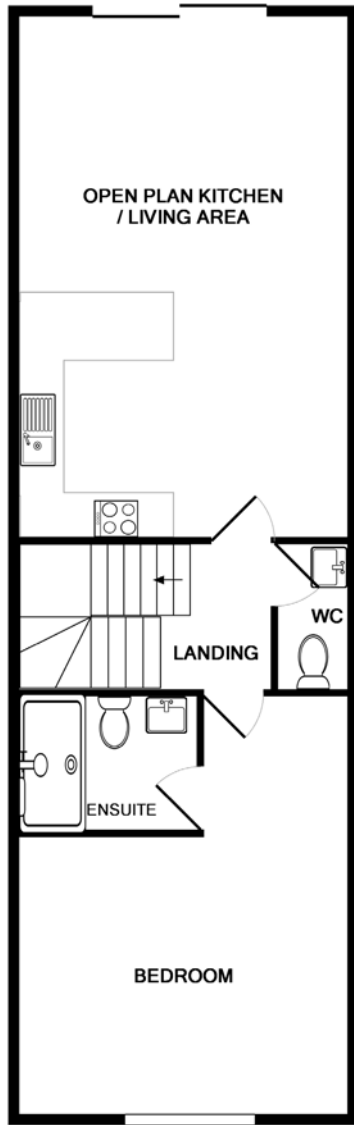
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.3 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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