



LOWER STREET, HORNING
£350,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BITTERN ISLAND, LOWER STREET, HORNING, NORFOLK NR12 8PF

- A well presented detached waterside home set just off the River Bure within walking distance of the centre of Horning
- 4 double bedrooms, 2 shower rooms and spacious triple aspect open plan living space
- Private quay headed mooring extending to approximately 57ft
- Private off road parking
- South east facing plot
- Well established holiday let, available fully furnished by negotiation

A well-placed waterside property set just off the River Bure and within walking distance of the centre of Horning. Offering well proportioned family accommodation, quay headed frontage extending to approximately 57ft and private off road parking.

Currently run as a well established holiday let and available fully furnished by negotiation. The accommodation consists of an entrance porch, triple aspect open plan living room with kitchen/diner, two ground floor double bedrooms with shower room and separate cloakroom with two more double bedrooms on the first floor, served by another shower room.

The property occupies an incredible private, peaceful and picturesque position, set back from Lower Street, looking out over woodland with views over the water and the River Bure beyond.

Suitable as a permanent waterside home or as a tranquil second home, Bittern is available with no onward chain.

ACCOMMODATION

Sun Room/Entrance Porch: 25'2" x 3'3"

Triple aspect.

Open Plan Living Room/Kitchen/Dining Area: 20'9" x 13'7"

Kitchen/Dining Area: 17'9" x 12'8" (9'2" min)

Full range of wall and floor mounted storage cupboards, sink unit and drainer, built in oven, hob and extractor fan, plumbing for washing machine and dishwasher, partially tiled walls, laminate wooden floor, window to front aspect.

Living Room Area: 20'10" x 13'7"

Light and airy, triple aspect reception room, views out over the garden, mooring and the water beyond. TV point, staircase to first floor. Door to sun room.

Inner Hallway

Bedroom 2: 13'0" x 10'0"

Window to side aspect.

Bedroom 3: 13'0" x 7'6"

Bay window to rear.

Shower Room: 8'2" x 7'7"

Low level w/c, wash basin, shower enclosure, built in cupboard housing hot water tank, heated towel rail, shaver point.

Cloakroom

Low level w/c, vanity wash basin, built-in storage cupboard.





FIRST FLOOR

Landing

Bedroom 1: 15'0" x 8'6"

Window to front aspect with views out over the water. Velux window to rear.

Shower Room

Low level w/c, wash basin, shower cubicle, heated towel rail, partially tiled walls, extractor fan.

Bedroom 4: 12'8" x 9'5"

Built in cupboard, window to side aspect.



OUTSIDE

The property benefits from a generous south east facing garden that is laid mainly to lawn with a decked seating area, outside lighting and an outside tap. The private, quay headed mooring extends to 57ft and is within sight of the River Bure.





Located on a quiet dyke within sight of the main river with access to the entire Broads network, and within walking distance of a wide range of facilities including three riverside pubs, a highly regarded fish restaurant, deli, café, convenience store, Post Office and sailing club.

PARKING

Just off Lower Street there is a wood chipped parking area which the owners of Bittern have the right to park two cars on. There is a raised boardwalk pathway leading down to Bittern itself which is shared with the neighbouring properties.

ADDITIONAL INFORMATION

Freehold: Full residential.

Services: Mains electricity, water and drainage.

No onward chain.

The boathouse/covered mooring dock adjacent to this property is available separately for £80,000.

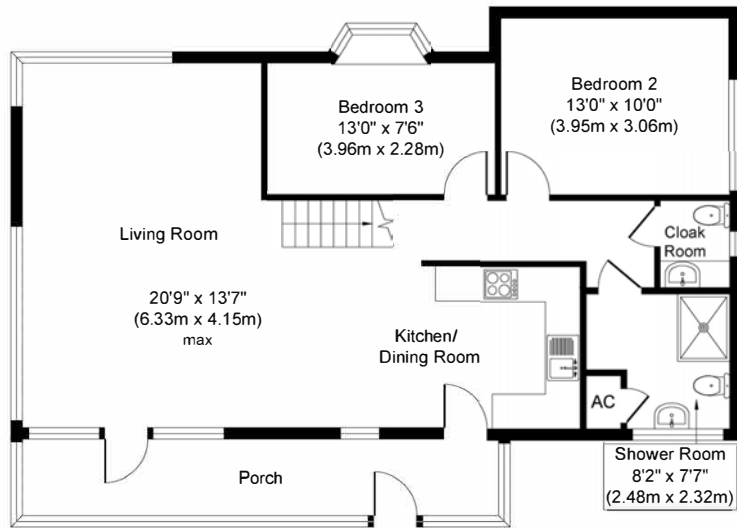
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

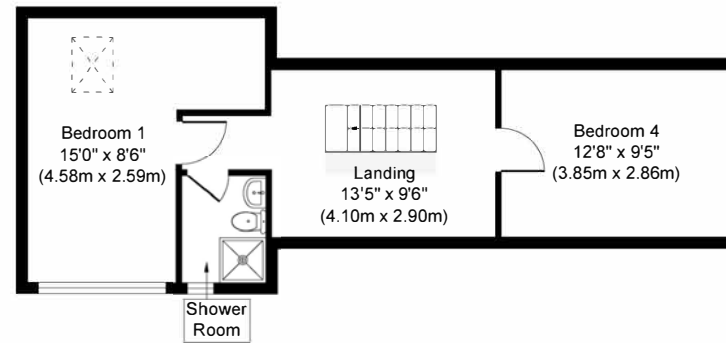
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Ground Floor
Approximate Floor Area
1004 sq. ft
(93.25 sq. m)



First Floor
Approximate Floor Area
457 sq. ft
(42.47 sq. m)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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