



LOWER STREET, HORNING
£325,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOWER STREET, HORNING, NORFOLK NR12 8PF

- A high quality boathouse built in 2012
- Interior mooring measuring 32'9" x 18'6" with power, water and remote controlled roller door
- Private and secure parking for several vehicles
- South facing balcony with external staircase
- Just off the River Bure and within easy walking distance of the centre of Horning
- Substantial day use accommodation that includes a 32ft open plan living room/dining room/kitchen, utility room, bathroom and dayroom with en-suite shower room

An impressive high spec boathouse offering day use accommodation set in the heart of Horning, one of the Broads' most sought after villages.

Constructed in 2012 to an excellent standard, of timber construction under a tiled roof set upon steel and concrete piles, combining quality craftsmanship with superb waterside setting.

The generous accommodation is permitted for day use only and consists of an entrance hall, double bedroom with en-suite shower room, utility room leading directly to the boatshed and a stunning 32ft long open plan living, dining and kitchen area to the first floor with French doors out onto a south facing balcony looking out over the water with an external staircase. There is also a first floor bathroom.

The boatshed offers an internal mooring measuring approximately 32'9" x 18'6" with capacity to moor another boat directly outside. Power and water and both supplied. There is also private and secure parking for several vehicles behind a lockable gate.

Offering a high quality finish throughout, with full double glazing, oak internal doors and contemporary laminate flooring. Situated within easy walking distance of the centre of Horning with a comprehensive range of local amenities including three popular riverside pubs, two restaurants, coffee shop, deli, village store/Post Office, sailing club and a variety of boat hire facilities.

Available with no onward chain and with contents available by separate negotiation.



ACCOMMODATION

Entrance Hall

Staircase to first floor with feature lighting, radiator, under stair cupboard with heated towel rail, down lighters.

Dayroom: 12'9" x 9'1"

High angled ceiling, window to front aspect, radiator, oak door.

En-Suite Shower Room

Large shower enclosure with twin headed shower, inset w/c and vanity style wash basin. Heated towel rail, tiled floor, oak door, extractor fan, down lighters.

Utility Room: 8'8" x 5'5"

Floor mounted units with sink unit and drainer, plumbing for washing machine, wall mounted gas fired central heating boiler, down lighters, oak door, direct access to boatshed.

FIRST FLOOR

Open Plan Living Room/Dining Room/Kitchen: 32'9" x 15'8"

Spacious, dual aspect living space with laminate flooring, two radiators, down lighters, French doors out onto a south facing balcony with views out over Grebe Island and beyond to the River Bure.

Kitchen/Dining Area

Range of floor mounted units with sink unit and drainer. Built in oven, hob, microwave and extractor hood. Breakfast bar area with space for two stools.





Bathroom

Panelled bath with shower attachment and screen, low level w/c, wash basin, tiled floor, partially tiled walls, heated towel rail, extractor fan, oak door.

BOATSHED

Internal mooring measuring 32'9" x 18'6" with decked access on three sides. Electric remote controlled roller door, power and water, shore power socket. Door to side.

OUTSIDE

Approached via a timber five bar gate leading to a generous parking area with space for multiple vehicles. Gated access to side with decking leading to the water's edge. Outside tap and power with connection suitable for boat or motorhome.

External staircase leading up to balcony with feature lighting and far reaching views.

Additional mooring area 26' x 18'6" directly in front of boatshed doors.

ADDITIONAL INFORMATION

Tenure: Freehold.

Accommodation strictly for day use only.

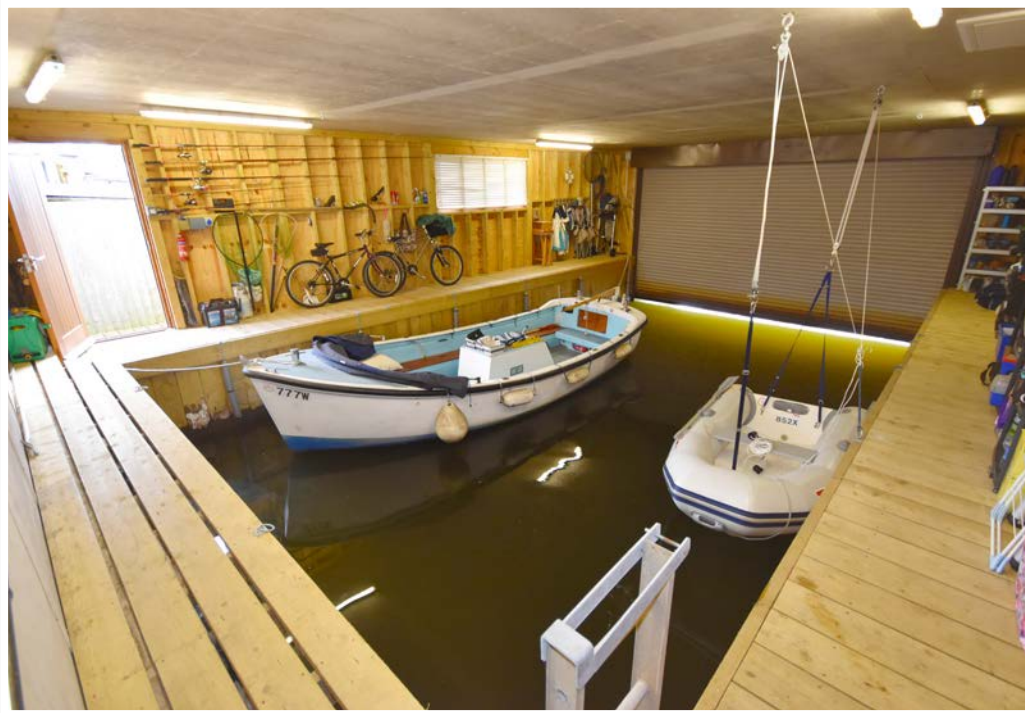
Services: Mains electricity, water, drainage and gas.

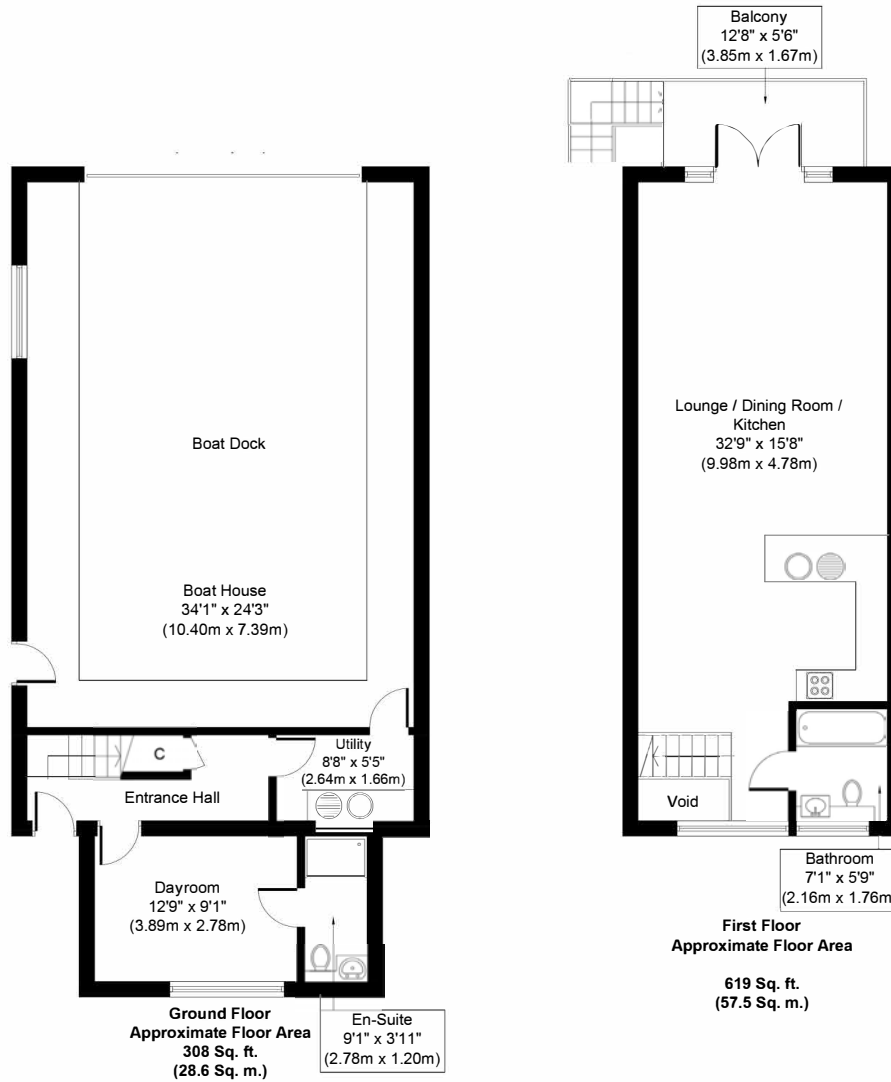
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

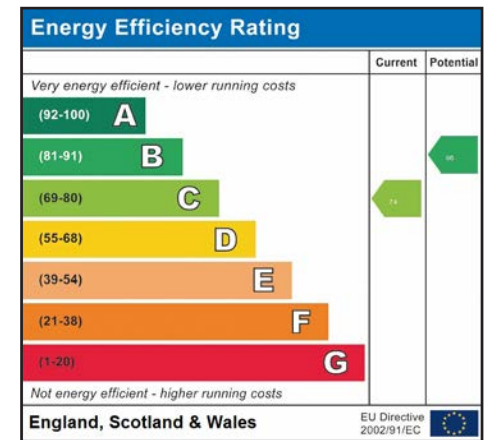
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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