



LOWER STREET, HORNING
£570,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



LOWER STREET, HORNING NR12 8PU

- Extended, re-modelled and renovated in 2013/2014
- 5 bedrooms
- 3 bathroom/shower rooms
- 22ft x 22ft open plan kitchen/dining/living room
- Second living room
- South facing with panoramic views

An impressive, extended, fully re-modelled and comprehensively renovated five bedroom family home, occupying an elevated position in the sought after village of Horning, with panoramic views out over two marinas and the River Bure beyond.

The property has benefitted from an extensive programme of improvements including a significant ground floor extension, new UPVC sealed unit double glazing throughout, new kitchen, three new bathroom/shower rooms, new gas fired central heating system and a complete remodelling and redecorating of the interior.

The accommodation now includes a spacious reception hall, south facing living room with marina and river views, a 22ft x 22ft kitchen/dining/family room with a high gloss ivory kitchen with solid walnut worktops finished with coloured glass splashbacks. Utility room, cloakroom and a ground floor bedroom with en-suite shower room. On the first floor there is a generous master bedroom with panoramic views and a four piece en-suite bathroom, three further bedrooms and a family bathroom.

Outside the property benefits from extensive off road parking with garage and car port, and a well enclosed rear garden backing directly on to open fields.

Viewing highly recommended.

ACCOMMODATION

Reception Hall

Generous reception area with fully restored wooden parquet flooring throughout. Picture window to side, down lighters, radiator, contemporary staircase in finished glass.

Living Room: 19'0" (12'0" min) x 18'3" (12'6" min)

South facing triple aspect reception room with large picture windows and sliding patio doors out onto a raised patio with impressive marina views with the River Bure beyond. Wall lights, three radiators.

Kitchen/Dining/Family Room: 22'0" x 22'0"

An impressive open plan living space with a 22ft long kitchen area with an extensive range of high gloss ivory units with solid walnut worktops and coloured glass splash backs. The comprehensive range of built in appliances includes a five ring gas hob, double oven, extractor hood, dishwasher and a large larder style fridge with matching freezer. There is a large central island with feature lighting above. 1½ sink unit and drainer and a Travertine tiled floor.

The spacious dining/family area is carpeted with two feature pyramid style sky lights and a window and sliding patio doors out into the rear garden, two radiators and down lighters throughout.

Utility Room: 12'8" x 7'9"

Range of floor mounted units with 1½ sink unit and drainer, tiled splash backs and Travertine tiled floor. Radiator and double built in cloaks cupboard. Window to side.

Cloakroom

Low level w/c, wash basin, extractor fan, Travertine tiled floor, radiator.



Bedroom 5: 12'0" x 10'2"

The perfect guest room with built in wardrobe, radiator, windows to side and rear looking out over the rear garden.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure with glass door, heated towel rail, tiled floor, partially tiled walls, extractor fan and a window to side.

FIRST FLOOR

Landing

Loft access and feature window to side aspect.

Master Bedroom 15'0" x 10'2"

Large south facing bi-fold doors to front aspect, (potential for a balcony, planning permission obtained), panoramic views out over two marinas with the River Bure beyond. Seven door fitted wardrobe with inset lighting and fitted drawers and shelving, two radiators.

En-Suite Bathroom

Generous four piece bathroom with a panelled bath, large walk in shower with glass screen, w/c and wash basin, tiled floor and partially tiled walls, heated towel rail, down lighters and a window to side.

Bedroom 2: 13'7" x 10'9"

Window to rear looking over the rear garden and the open fields beyond, radiator.

Bedroom 3: 9'10" x 9'5"

With feature bi-fold style window with panoramic views, radiator, double built in airing cupboard with radiator.

Bedroom 4: 10'0" x 7'0"

Window to rear, radiator.

Family bathroom

Low level w/c, wash basin, panelled bath with shower and a glass folding screen, tiled floor, partially tiled walls, heated towel rail, down lighters, extractor fan, window to side.



OUTSIDE

The property occupies an elevated position approached via a sloping brickweave driveway with a generous gravelled parking area with space for multiple vehicles. This in turn leads to a **Carport** and **Garage** with power, light and up and over door. Steps up to a slate finished, south facing terrace with impressive open views. External lighting and power. The front garden is laid to lawn, enclosed by mature hedging and panel fencing.

Gated access to rear. The generous rear garden is laid to lawn with slate finished pathways and patio enclosed by panel fencing and backing onto open fields. Exterior lighting, power and water.

LOCATION

Horning offers a wealth of local amenities including a primary school, Post Office, deli, café, village store, butchers, sailing club, restaurant and three riverside pubs. Wroxham is only 5 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas and drainage

Planning permission has been obtained to install glass balustrades to the south facing flat roof, creating a balcony accessed via the master bedroom.

Declaration

We hereby declare that the owner of the property is a partner in Waterside Estate Agents LLP.

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.

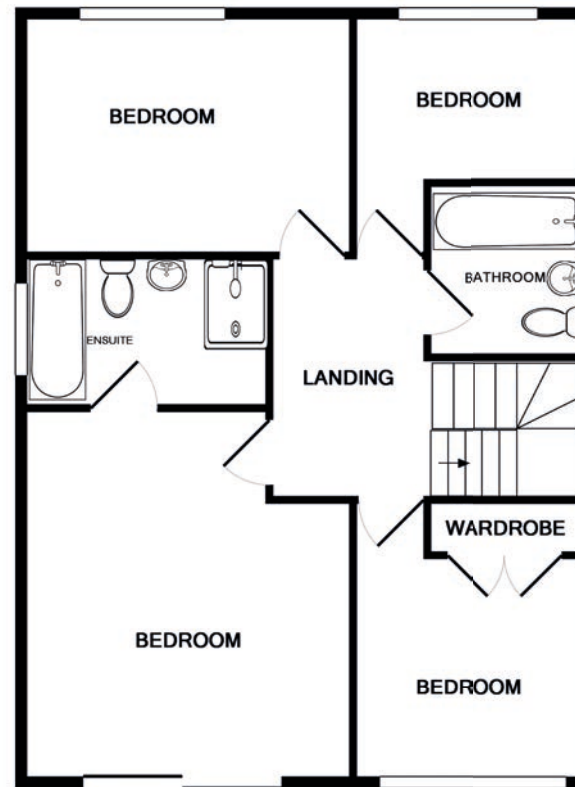
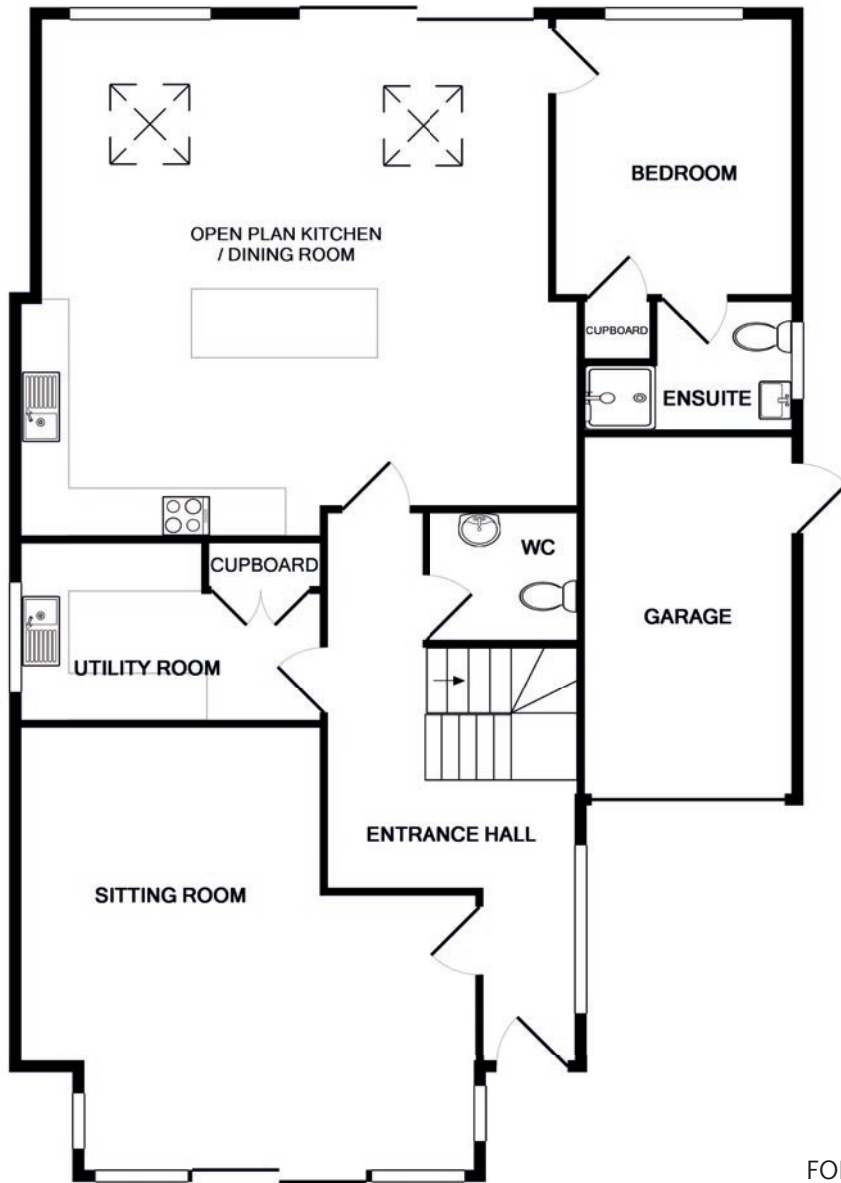
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC







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