

Aldreds
Estate Agents



Tumbledown The Holmes, East Ruston, NR12 9JU

Price Guide £350,000





Tumbledown The Holmes

East Ruston, NR12 9JU

- Spacious Detached Bungalow
- Grounds of approx 0.25 acre (stms)
- Outstanding Views
- Potential for Further Development (subject to planning permission)
- Well Presented Throughout
- Two Bedrooms / Two Receptions
- Two Garages and Driveway
- Oil Central Heating
- Delightful Rural Location
- Must View to Appreciate!

Aldreds are delighted to offer this attractive detached property, located in a wonderful rural location with open views across neighbouring paddocks. This older style bungalow sits in grounds of approximately 0.25 acre (stms) and is presented in excellent order throughout, with accommodation including an entrance hall/utility, dining room opening into kitchen, conservatory, lounge, two bedrooms and bathroom. The property offers oil central heating, uPVC windows, two garages, driveway parking and a lovely spacious garden with wonderful countryside views. Early internal viewing is highly recommended.



Entrance Hall/Utility 4'9" x 6'5" (1.46m x 1.98m)

Part glazed uPVC entrance door, window to front aspect, tiled flooring, fitted work surface with plumbing for washing machine, power points, glazed door giving access to:

Open Plan Kitchen/Diner

Dining Area 12'8" reducing to 11'11" x 11'10" (3.88m reducing to 3.65m x 3.63m)

Door to inner hallway, radiator, glazed French doors leading to conservatory, power points, open plan access to:

Kitchen Area 7'3" x 6'3" (2.21m x 1.91m)

A range of fitted wall and base units with rolled edge work surface and tiled splash back, ceramic sink with mixer tap, power points, LPG cooker point with chimney style extractor over, windows to front and side aspects.

Conservatory 13'1" x 9'1" (4m x 2.77m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof with glazed French doors leading to garden, power points.





Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto The Brumstead Road, proceed along the B1159 towards East Ruston, turning left just after passing Sands Agricultural Machinery into Common Road. Continue for about half a mile as the road turns to the right and then left into Chequers Street. Turn left, just before reaching Broadland Eggs into The Holmes, where the property can be found a short way along on the left hand side, located by our 'For Sale' board.

Inner Hall

Loft access, power points, doors leading off, glazed French doors to;

Lounge Entrance Area

Radiator, power points, arch way giving access to;

Lounge 11'10" x 12'0" (3.63m x 3.66m)

With glazed French doors and glazed side panels onto a deck facing the rear garden, attractive fireplace surround with tiled inset and hearth, radiator, power points, television point.

Bedroom 1 11'10" x 11'8" (3.62m x 3.57m)

Window to rear aspect, radiator, power points.

Bedroom 2 11'5" x 11'2" at max (3.49m x 3.42m at max)

Window to front aspect, radiator, power points, tiled shower cubicle with electric shower, open fronted airing cupboard housing hot water cylinder with immersion heater.

Bathroom 8'0" x 4'4" (2.45m x 1.34m)

Front facing obscure glazed window, tiled walls, panelled bath, w.c., pedestal hand wash basin.



Outside

The property sits in delightful gardens of approximately 0.25 acre (STMS). The gardens are predominately laid to lawn with a variety or well stocked planting, shingled areas and summer house. A spacious driveway leads to two garages, one adjoining the property and housing the oil fired boiler for central heating. The garden sides onto horse paddocks with wonderful open views beyond.

Services

Mains water, electric & drainage

Council Tax

North Norfolk District Council. Band 'C'

Energy Performance Certificate

Rating: tbd

Location

East Ruston is a delightful rural village located between Broadland and the North East coast. The Broadland town of Stalham is approximately 3.5 miles away with its own facilities including a Health Centre, Junior and High Schools, Post Office, Tesco Supermarket and a range of High Street shops and food outlets. East Ruston itself has a first school, village hall and a public house, The Butchers Arms. The nearby East Ruston Vicarage Gardens are a famous visitor attraction.

Weavers Way Footpath

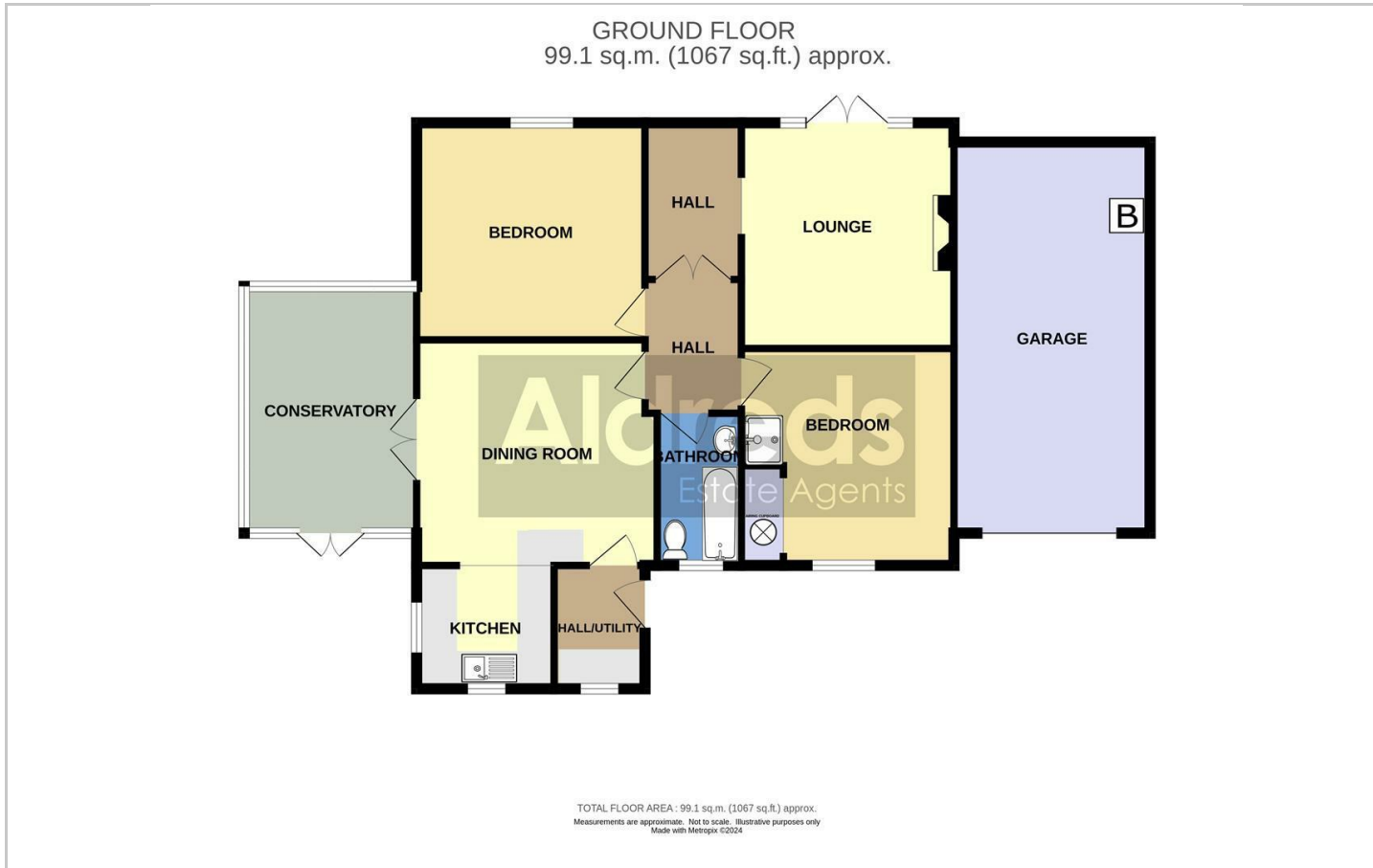
The property is located on a dead end road which leads to the Weavers Way Footpath, a popular 61-mile long Norfolk footpath, much of which follows the old trackbed of the Aylsham to Great Yarmouth railway line, which was operated by the Midland and Great Northern Joint Railway and was closed in 1959. This provides a convenient route on foot or cycle directly to Stalham, just a short distance away.

Reference

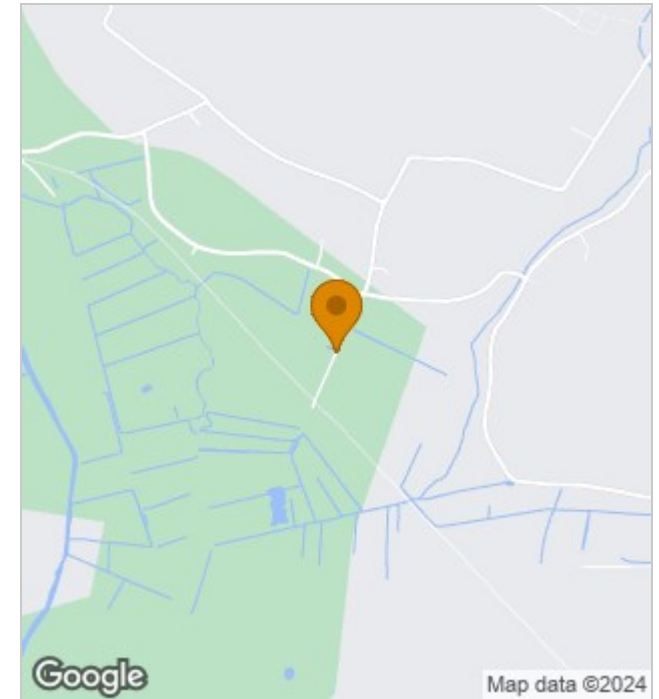
PJL/S9769



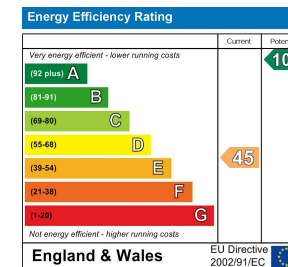
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA