



13 The Furze

East Ruston, Norwich, NR12 9JH

£195,000



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East Ruston, Norwich, NR12 9JH

Aldreds are pleased to offer this nicely presented two bedroom semi detached bungalow situated in the sought after North East Norfolk village of East Ruston, with planning permission granted for extensions to front & rear under planning ref number PF/24/1100. This ex-local authority property benefits from entrance hall, kitchen, lounge, two bedrooms and a 'wet room' style shower room. Recently redecorated and refreshed including new internal doors, architrave and high quality flooring throughout and offers uPVC sealed unit double glazed windows, oil fired central heating and a nicely enclosed garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate.

### Porch

Part glazed entrance door, power points, electric fuseboard, glazed door to hallway.

### Hallway

Radiator, loft access, smoke detector, power points, built in cupboard with fitted shelving, central heating control and thermostat, doors leading off;

### Kitchen

9'7" x 6'7" (2.93m x 2.01m)

Two rear facing windows, a range of modern fitted kitchen units with rolled edge worksurfaces and tiled splashback, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, electric cooker point, stainless steel chimney extractor, radiator, wall mounted oil fired boiler.

### Lounge

11'11" x 9'7" increasing to 11'8" (3.65m x 2.93m increasing to 3.56m)

Window to rear aspect overlooking the garden, radiator, power points, television point, airing cupboard housing hot water cylinder with immersion heater.

### Bedroom One

14'8" x 7'11" (4.49m x 2.43m)

Window to front aspect, radiator, power points, telephone point.

### Bedroom Two

9'11" x 6'11" (3.04m x 2.12m)

Window to front aspect, radiator, power points.

### Shower Room

A 'wetroom' style shower room with obscure glazed window to rear aspect, fully tiled walls, non slip concave floor with shower floor drain and electric shower over, pedestal hand wash basin, low level w.c., radiator, ventilation.

### Outside

The property is situated in a pleasant position within this quiet village location with an enclosed garden to front and rear. The front garden area is enclosed with close board panel fencing and shingled with pathway leading to side main entrance and potential to create off road parking space, subject to any required planning permission. Screened oil Tank. To the rear, is a nicely enclosed garden with a Westerly aspect, offering a patio and shingled area - ideal for afternoon/evening enjoyment of the sun. External lighting.





#### Agents Note

Planning permission has been granted for extensions to front & rear under planning ref number PF/24/1100.

#### Tenure

Freehold.

#### Services

Mains water, electric and drainage.

#### 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 and a public house. The nearby East Ruston Vicarage Gardens are a famous visitor attraction.

#### Energy Performance Certificate (EPC)

EPC Rating: D.

#### Council Tax

North Norfolk District Council - Band: A.

#### Broadband & Mobile

Ofcom reports the following predicted Broadband speeds in the area.

Standard - Highest available download speed 4 Mbps. Highest available upload speed 0.5Mbps

Superfast - Highest available download speed 53 Mbps. Highest available upload speed 9Mbps

Ultrafast - Not available

Ofcom reports the following Mobile availability in the area.

Indoor - O2 voice and data

Outdoor - EE, Three, O2 & Vodafone voice, data & enhanced data

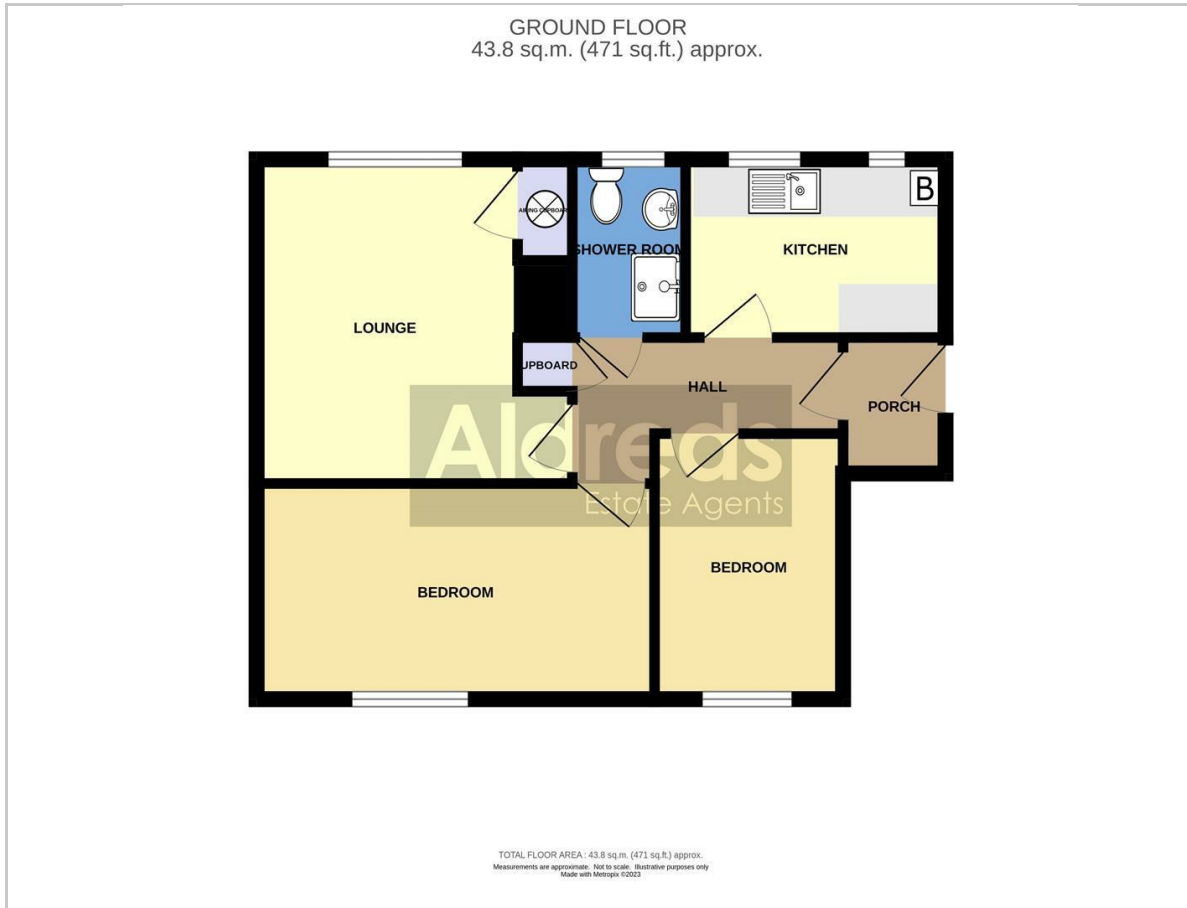
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#### Reference

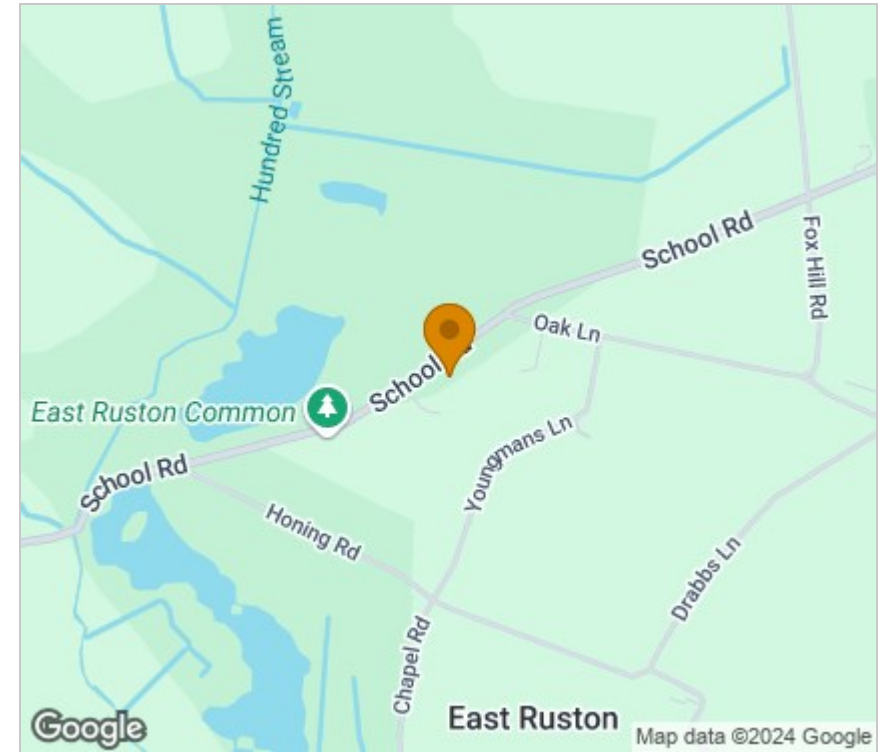
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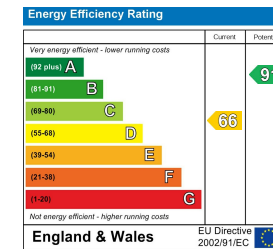
## Floor Plan



## Area Map



## Energy Efficiency 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

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