

Aldreds
Estate Agents



Red Gates Chapel Road, East Ruston, NR12 9AA

£350,000



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£350,000

Red Gates, Chapel Road

East Ruston, NR12 9AA

- Traditional Detached Cottage
- Three/Four Bedrooms
- Wonderful Rural Location
- Driveway Parking
- A Rare Opportunity
- Lots of Character Throughout
- Sitting in a Generous Plot of Approx 0.89acre (stms)
- A Range of Outbuildings
- Lots of Potential for Further Development
- Be Quick to View!

Aldreds are delighted to offer the characterful three/four bedroom detached cottage, located in the unspoilt rural village of East Ruston. This delightful period property sits in grounds of approximately 0.89acre (subject to survey) which back onto a lovely woodland/wetland outlook. There are a range of outbuildings and an adjoining workshop. The property offers accommodation including three first floor, inter-connecting bedrooms, lounge with open fireplace, kitchen, ground floor bathroom and a dining room/ground floor bedroom four. With lots of potential for further improvement or addition, this is certainly not one to be missed!



Entrance Hall 8'11" x 8'2" (2.73m x 2.49m)

Part glazed entrance door with glazed side panel, power points, stairs to the first floor, door to inner hallway, doors leading off;

Kitchen 11'9" x 8'2" (3.59m x 2.5m)

Window to rear aspect, a range of fitted kitchen units with rolled edge work surface, tiled splash back, sink drainer with mixer tap, plumbing for washing machine, radiator, power points, electric cooker point, extractor, airing cupboard housing hot water cylinder and immersion heater.

Bathroom

Rear facing obscure glazed window, white suite comprising of panelled bath with tiled surrounds, pedestal hand wash basin, low level w.c., storage heater.

Inner Hallway

Doors leading off;





Dining Room / Ground Floor Bedroom 10'9" x 9'10" (3.28m x 3m)

Currently used as a bedroom with window to front aspect, timber fireplace surround (currently boarded), power points, storage heater.

Lounge 19'1" at max x 10'4" (5.84m at max x 3.17m)

Two front facing windows, power points, television point, tiled fireplace surround with tiled hearth, small built-in wall cupboard.

Stairs To The First Floor

Landing

Side facing window and eaves storage area, door giving access to;

Bedroom 1 10'7" x 10'4" (3.24m x 3.15m)

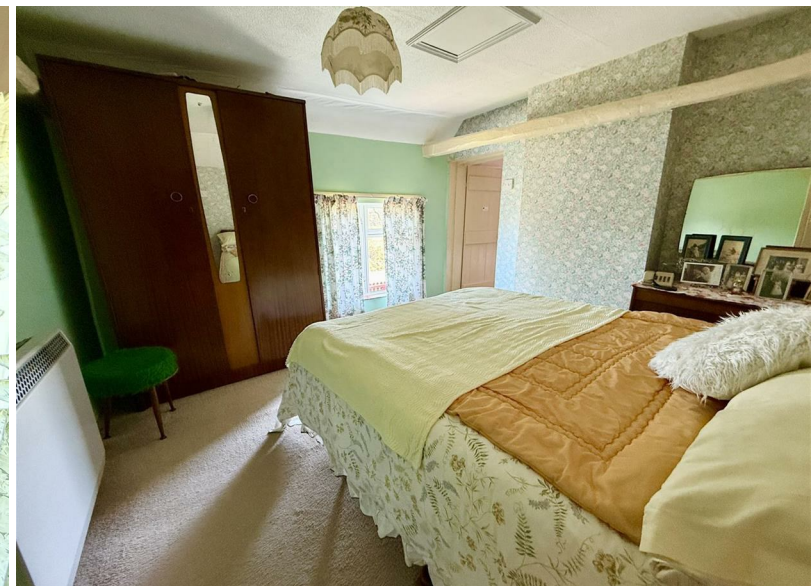
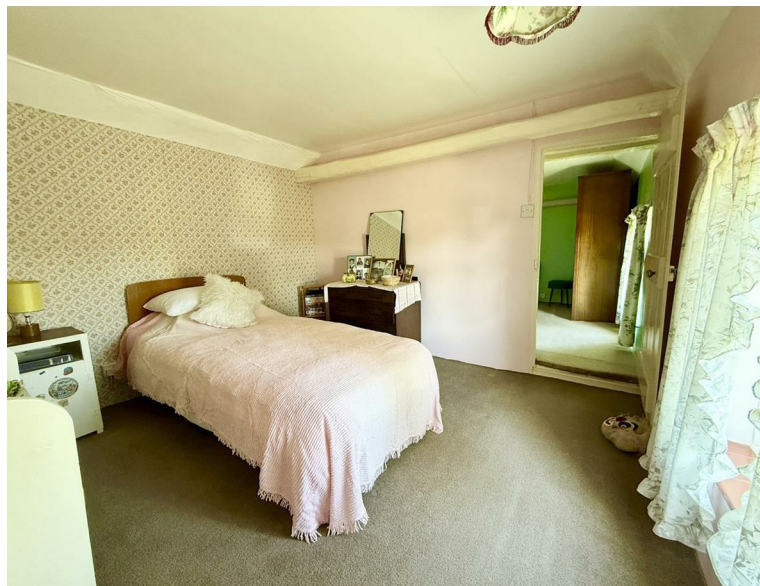
Window to front aspect allowing a lovely open farmland view, storage heater, telephone point, power points, door giving access to;

Bedroom 2 10'3" x 8'9" (3.14m x 2.68m)

Window to front aspect, power points, door to;

Directions

From our Stalham office, proceed towards the end of St Johns Road turning left onto Brumstead Road, continue for a short distance before taking the second left-hand turn after Sands Agricultural Machinery into Common Road. Continue on this road through a number of bends as it runs into Chequers Street, East Ruston, passing Broadland Eggs on the left hand side. Continue to the end of the road as it turns sharply to the left into Chapel Road. Continue, passing the Weavers Way car park on the left before the road turns to the right, where the property can then be found a short way along on the left hand side.



Bedroom 3 10'4" x 9'4" plus alcove (3.17m x 2.87m plus alcove)

Window to front aspect, loft access, power points, door to roof eaves storage.

Workshop 26'2" x 9'0" reducing to 6'2" (8m x 2.75m reducing to 1.9m)

Adjoining the house with two side facing windows, entrance door and power supply.

Outside

The property occupies a generous plot of approximately 0.89 acre (subject to measured survey) which backs directly onto woodland/wetland surrounding 'Hundred Stream' which runs into the North Walsham & Dilham Canal, which in turn, runs into the upper reaches of the River Ant at Wayford. The grounds are predominantly laid to grass with driveway parking and an array of outbuildings and stores of various size and shape including a garage.

Council Tax

North Norfolk District Council. Band 'C'

Services

Mains water, electric and drainage

Location

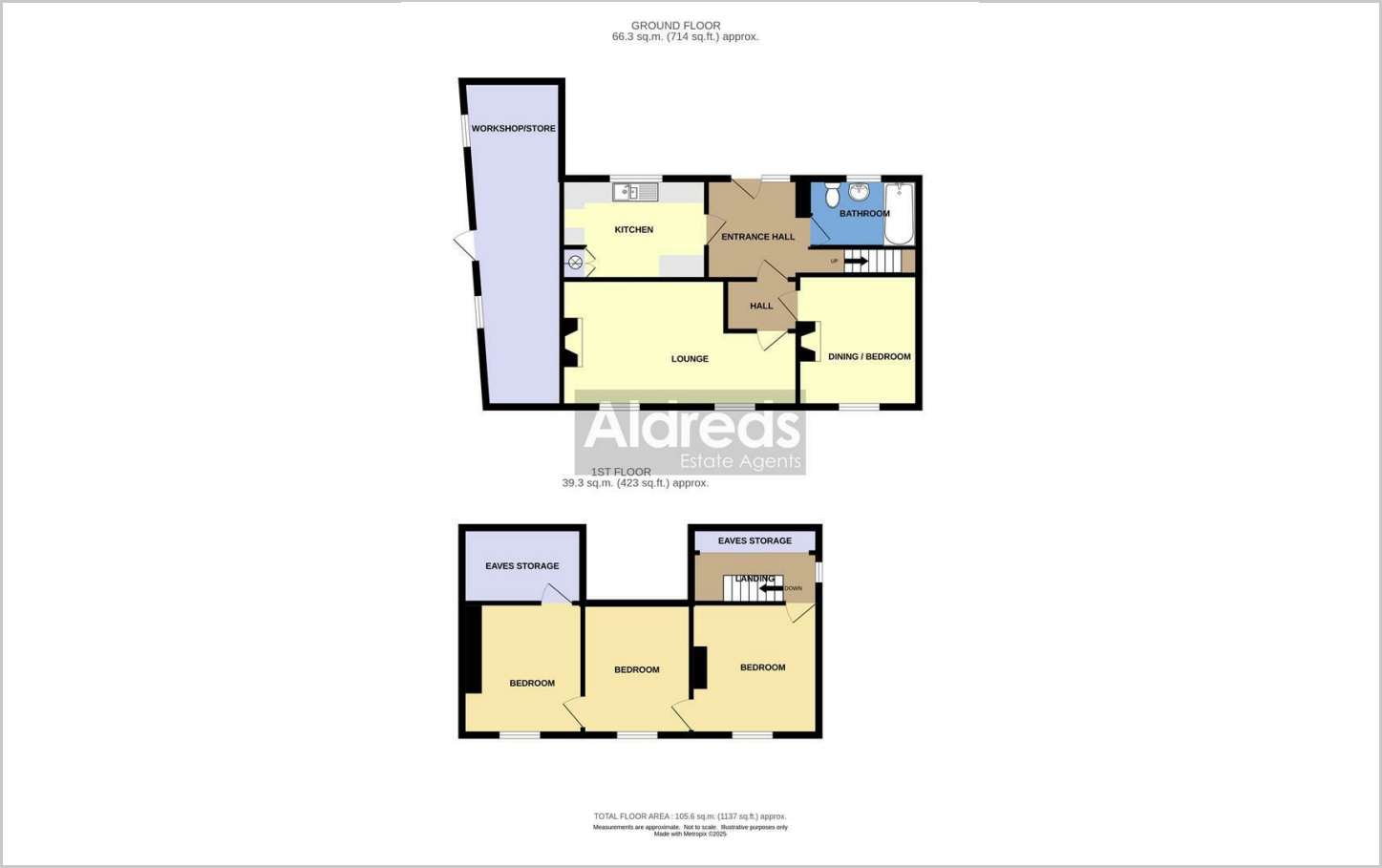
East Ruston is a delightful rural village located between Broadland and the North East coast. The Broadland town of Stalham is approximately 3.5 miles away with its own facilities including a Health Centre, Junior and High Schools, Post Office, Tesco Supermarket and a range of High Street shops and food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

Reference

PJL/S9918



Floor Plans



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.

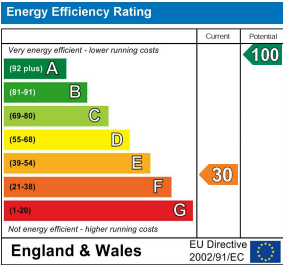
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Location Map



Energy Performance Graph



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