



The Maples East Ruston Road, Honing North Walsham NR28 9QW

welcome to

The Maples East Ruston Road, Honing North Walsham

This spacious three bedroom linked detached property offers an ideal blend of comfort, convenience, and style. Perfect for families or those looking to upsize, the home boasts generous living areas, modern fixtures & fittings and a delightful rear garden nestled in the desirable village of Honing,



This fully renovated property offers accommodation comprising entrance hall, lounge/diner, kitchen and cloakroom on the ground floor. On the first floor, you will find three good sized bedrooms and family bathroom. Externally, the property boasts a mature, newly landscaped rear garden, ample driveway parking, single garage and front aspect views overlooking Honing church.

If you are looking for an idyllic countryside style property, then this is for you.

With excellent local amenities, schools, and transport links close by, this home is ideally located for those seeking both countryside tranquillity and accessibility. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Door to the front aspect, stairs to the first floor. Understairs cupboard, radiator and solid wood flooring.

Cloakroom

Suite comprising wash hand basin and WC, double glazed window to the front aspect, storage and tiled flooring.

Lounge

21' 11" x 11' 11" (6.68m x 3.63m)

Double glazed window to the front aspect, electric fire, tv and telephone point, dado rail, patio doors and solid wood flooring.

Kitchen

9' 11" x 9' 5" (3.02m x 2.87m)

Fitted kitchen with range of wall and base units and work surfaces over, integrated Bosch appliances including fridge, washing machine, dishwasher and electric oven. Electric hob with cooker hood above, ceramic sink drainer, tiled splashbacks, double glazed window to the rear aspect, door to the side aspect, radiator and tiled flooring.

Landing

Stained glass window to the side aspect, access to the loft and carpeted flooring.

Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to the rear aspect, radiator and wooden flooring.

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed window to the front aspect, radiator and wooden flooring.

Bedroom Three

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to the rear aspect, radiator and wooden flooring.

Bathroom

Suite comprising bath with mixer tap and shower over, wash hand basin, bidet and WC, double glazed window to the front aspect, airing cupboard with tank, part tiled walls and tiled flooring.

Exterior

To the front of the property is a gravel driveway, lawn, trees and bushes. Single garage with up and over door, power, light and loft space. The rear garden has a patio with seating area, shingle, palm tree, bushes and shrubs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NWM109193



welcome to

The Maples East Ruston Road, Honing North Walsham

- Commuting Distance to North Walsham and North Norfolk Coast
- Newly Renovated Throughout
- Private Rear Landscaped Garden
- Three Generous Bedrooms
- Countryside Location

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM109193](https://www.williamhbrown.co.uk/Property/NWM109193)



Property Ref:
NWM109193 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk