



**North End Cottage, East Ruston Road, Honing, North Walsham,  
NR28 9PF**

**welcome to**

**North End Cottage, East Ruston Road, Honing, North Walsham**

**\*\*GARDENERS PARADISE\*\*** This immaculately presented three bedroom end-terraced cottage with double garage, driveway and beautifully maintained rear garden would make an ideal family home in an idyllic Norfolk village location



## Description

Situated in the rural Norfolk village of Honing and within short committing distance of North Walsham town, Norfolk Broads and the North Norfolk coast, this characterful cottage is the perfect blend of original features with modern fixtures & fittings. The property offers accommodation comprising conservatory, lounge, kitchen/diner, bathroom, and utility room on the ground floor. On the first floor, you will find a master bedroom with en suite shower room and two further double bedrooms. Externally, the property boasts a generous and carefully landscaped cottage garden with a wide variety of mature plants and seating areas. There is also a detached double garage and gravel driveway with parking for three vehicles. Viewing is essential to fully appreciate this wonderful countryside cottage!

## Lounge

12' x 9' 10" ( 3.66m x 3.00m )

Two double glazed windows to the front aspect, fireplace with log burner, television point, radiator, beams, and carpeted flooring.

## Dining Room

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed double doors to the rear aspect, walk in pantry cupboard, radiator, and laminate flooring.

## Kitchen

14' 4" x 10' ( 4.37m x 3.05m )

Fitted kitchen with a range of wall and base units with work surfaces over, space for fridge/ freezer, plumbing for dishwasher, one and a half sized ceramic sink drainer, electric oven, gas hob with cooker hood above, radiator, laminate flooring, spotlights and two double glazed windows to the side and rear aspects.

## Utility Rom

Plumbing for washing machine with work surfaces over, built in storage cupboard, double glazed window to the side aspect and carpeted flooring.

## Conservatory

12' 2" x 11' 5" ( 3.71m x 3.48m )

Of uPvc construction with brick base, double glazed windows to the side and rear aspect, double glazed door leading into the rear garden, radiator, and carpeted flooring.

## Family Bathroom

Suite comprising bath with shower over, wash hand basin, WC, extractor fan, radiator, feature flint wall and vinyl flooring

## First Floor Landing

Access to loft space and carpeted flooring.

## Bedroom One

9' 10" x 14' ( 3.00m x 4.27m )

Double glazed window to the rear aspect, built in airing cupboard housing hot water tank, radiator, and carpeted flooring.

## En Suite Wet Room

Suite comprising WC, wash hand basin, electric shower, heated towel rail, shaving point, extractor fan. fully tiled walls.

## Bedroom Two

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed window to the front aspect offering field views, airing cupboard housing hot water tank, beams, radiator, and carpeted flooring.

## Bedroom Three

12' 6" x 11' 7" ( 3.81m x 3.53m )

Double glazed windows overlooking the garden with storage cupboard, radiator, and carpeted flooring

## Exterior

At the front of the property is a large gravel driveway with parking for three vehicles leading to a detached double garage with up and over door, power, and lighting. At the rear of the property is a beautifully landscaped garden with mature shrubs, bushes, fruit trees, vegetable plots, covered seating area, summer house, greenhouse and oil fired central heating boiler.



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](http://www.focalagent.com)



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## **North End Cottage East Ruston Road, Honing North Walsham**

- Generous Mature Garden
- Double Garage & Driveway
- Three Reception Rooms
- Idyllic Countryside Location
- Open Plan Kitchen/Diner
- Master Bedroom with En Suite Wet Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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