

**Aldreds**  
Estate Agents



Grayling 8 Ruston Reaches Chapel Road, East Ruston, NR12 9AA

Guide Price £190,000





# Grayling 8 Ruston Reaches Chapel Road

East Ruston, Norwich, NR12 9AA

- Modern Holiday Cottage
- Delightful Location
- Fishing Lake
- Oil Central Heating
- Beautifully Presented
- Two Bedrooms
- Leafy Communal Grounds
- Parking for Two Cars
- Close to the Coast & The Norfolk Broads Network
- Must View to Appreciate!

Guide Price - £190,000 - £210,000. Aldreds are delighted to offer this lovely, modern holiday cottage located in a popular small development of holiday homes with communal grounds and fishing lake in the unspoilt village of East Ruston. The village is located conveniently just inland from the North East Norfolk coast and just to the North of the Norfolk Broads network, making it an excellent base to explore the local area. This well appointed property is nicely presented throughout and is currently run as a successful holiday let making it an ideal purchase for someone looking to continue holiday letting or equally those looking for a private second home. Early internal viewing is strongly recommended to appreciate this well located property.



## Entrance Hall

Part glazed entrance door, stairs to first floor landing, radiator, door giving access to:

## Lounge/Diner 16'1" x 14'9" (4.90 x 4.50)

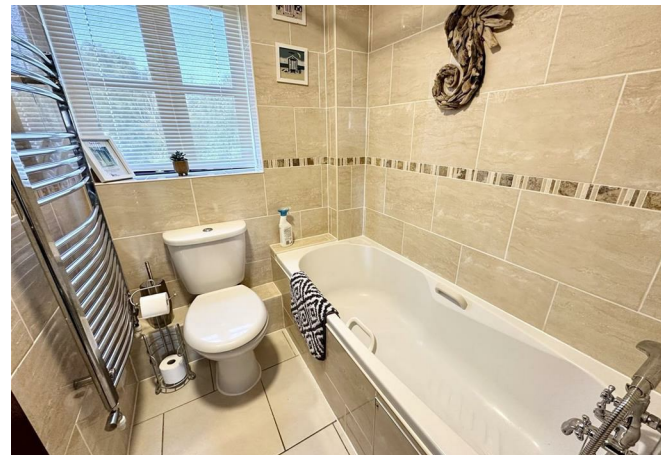
With glazed sliding patio doors giving access to patio and grounds beyond, rear facing window, two radiators, power points, television point, open plan access to:

## Kitchen 8'5" x 5'9" (2.57 x 1.75)

Window to front aspect, tiled flooring, a range of modern fitted kitchen units with solid wood work surface and breakfast bar, ceramic sink drainer with mixer tap, integrated oven and ceramic hob and stainless steel chimney extractor, oil-fired boiler for hot water and central heating, integrated fridge.

## First Floor Landing

Loft access, smoke detector, doors leading off.





## 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. Continue along Chequers Street which in turn runs into Chapel Road where Ruston Reaches can be found towards the end of Chapel Road on the left-hand side, located by our 'For Sale' board.

### Bedroom 1 13'0" x 9'11" (3.96 x 3.02)

Two front facing windows allowing an attractive view across the parking area towards open countryside, radiator, power points, built-in wardrobe.

### Bedroom 2 10'9" x 9'7" (3.28 x 2.92 (3.27 x reducing to 2.58))

Window to rear aspect, allowing a tremendous view over the communal grounds and fishing lake, built-in wardrobe, radiator, power points.

### Bathroom

Window to rear aspect, fully tiled walls and floor, ventilation, tiled in bath, with mixer tap with shower attachment, low level WC, hand wash basin within a fitted vanity unit, heated towel rail.

### Outside

The property benefits from two spaces in a communal parking area to the front of the development with individual oil tank supply in an enclosed area. To the rear is a private patio garden overlooking the communal grounds with open timber fencing and gate giving access to the communal lawns, with fishing lake and a wonderful wooded backdrop beyond.



## Agents Note

A holiday restriction applies on this property and it can be used 52 weeks of the year - Prospective buyers should have another main residence. The property is sold with some furniture, fixtures and fittings, minus any personal belongings of the vendors.

## Tenure

Leasehold - the remainder of a 999 year lease from April 2003. Annual ground rent £50.00, service charge approximately £125.00 per month. This covers general maintenance and upkeep of the communal grounds, lake and parking area and external building maintenance and decoration, waste collection and disposal. All water and sewerage charges are included in the service charge.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council. We understand this property is business rated for holiday letting.

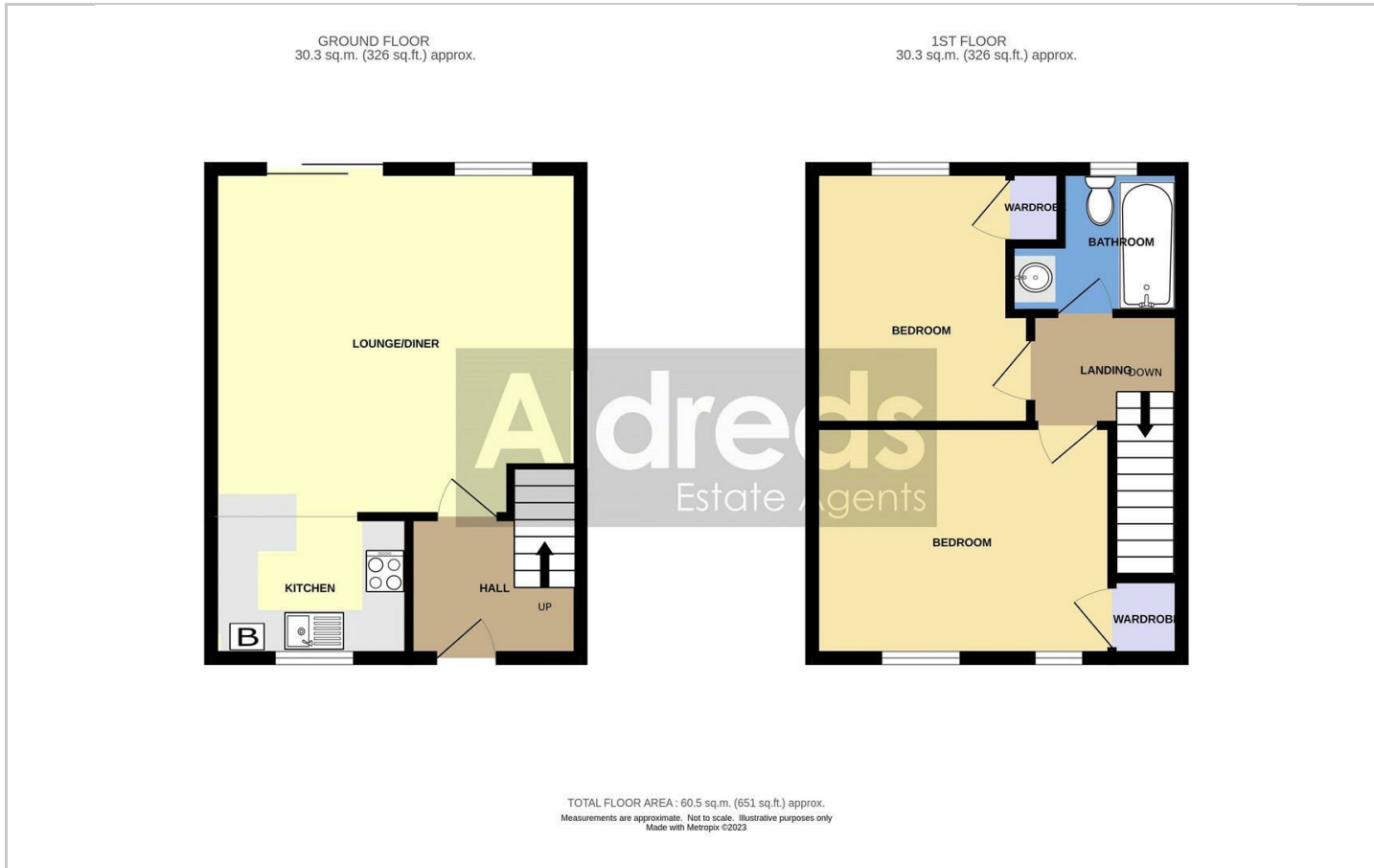
## Location

East Ruston is a delightful rural village located between Broadland and the coast. The Broadland town of Stalham is approximately 3.5 miles away with its own facilities including Health Centre, First, 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/restaurant (The Butchers Arms). The nearby East Ruston Vicarage Gardens are a famous visitor attraction.

## Reference

S9721/PJL

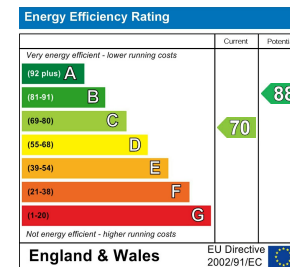
## Floor Plans



## 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.

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

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