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The Maples, East Ruston Road, Honing, Norfolk, NR28 9QW

The Maples is a well-presented three-bedroom link-detached home occupying a peaceful rural setting with attractive field and church views to the front. The village of Honing has close links to North Walsham, Stalham and the Norfolk Broads. The cosmopolitan city of Norwich is easily accessible as are the coastal villages of North Norfolk. Honing has excellent, close links to local primary and secondary schools and it boasts a village hall that hosts a variety of social events for the local community.

Set back from the road and screened by mature natural hedging, the property is approached via a gravel driveway providing off-road parking and access to a linked garage, alongside a front lawn garden. A gated side entrance leads to an enclosed rear garden, predominantly laid to lawn and complemented by a raised terrace, creating an ideal space for outdoor dining and entertaining, all bordered by mature trees for added privacy.

Internally, the accommodation is bright, spacious, and well maintained throughout. The welcoming entrance hall provides access to a cloakroom, a fitted kitchen, and a generous lounge dining room. Double doors from the living area overlook and open directly onto the rear garden, allowing natural light to flood the space while seamlessly connecting indoor and outdoor living. Upstairs, the property offers three well-proportioned bedrooms together with a modern family bathroom, making it perfectly suited to family living, those seeking a quieter lifestyle, or buyers looking for a countryside retreat.

The property is further enhanced by its convenient location, approximately five miles from North Walsham, where a comprehensive range of amenities can be found, including independent shops, supermarkets, cafés, restaurants, a petrol station, and rail links to Norwich and the sandy North Norfolk coastline at Cromer and Sheringham.



Link-Detached



House



Older



1 Bathroom
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C



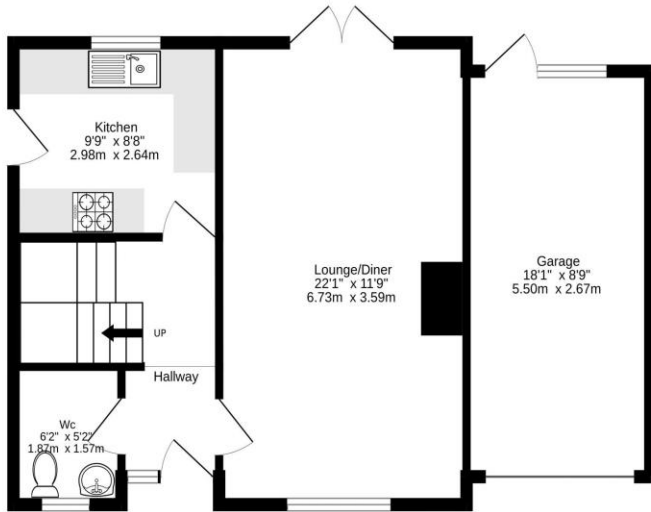
Off-Road
Parking



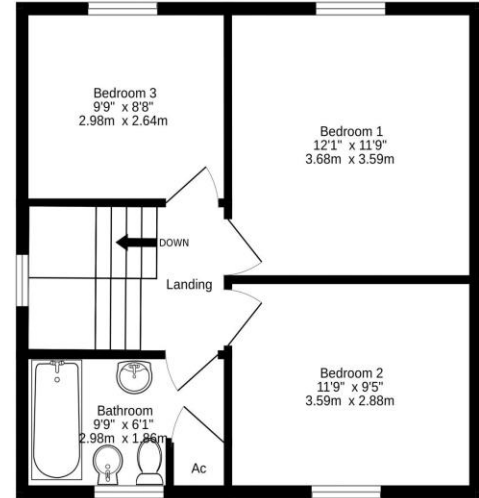
Garage



Ground Floor
589 sq.ft. (54.7 sq.m.) approx.



1st Floor
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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