



The Bungalow Honing Road, East Ruston, Norwich, NR12 9JW

Auction Guide £290,000



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The Bungalow Honing Road

East Ruston Norwich, NR12 9JW

- Spacious Detached Chalet Bungalow
- Impressive 6.8m Lounge Opening out to Garden
- More Potential to Improve
- Oil Central Heating
- Delightful Garden
- Delightful Rural Location
- Sale By Modern Method Of Auction (T & C's Apply)
- Three/Four Bedrooms
- Double Garage
- Offered with No Onward Chain

Aldreds are pleased to offer this spacious three/four bedroom detached chalet bungalow situated in the delightful North Norfolk rural village of East Ruston. This beautifully positioned property sides onto open countryside and offers accommodation including a entrance porch, hall, impressive 6.8m lounge, garden room, kitchen/diner, utility, three bedrooms, bathroom and a first floor bedroom/sitting room. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking, double garage and a generous mature garden. Offered with no onward chain, early viewing is highly recommended as properties of this type and location rarely become available.



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Modern Method of Auction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Entrance Porch 9'11" x 5'2" (3.04m x 1.58m)

Part glazed entrance door, windows to front and side aspects, tiled flooring, power points, door giving access to;



Hallway

Power points, radiator, under stair cupboard, doors leading off;

Kitchen/Diner 24'2" x 9'1" at max (7.38m x 2.77m at max)

Window to front and side aspects, a range of modern fitted kitchen units with rolled edge work surface and tiled splash back, stainless sink drainer with mixer tap, ceramic hob, extractor, electric double oven, door giving access to;

Utility Room 5'10" x 6'6" (1.8m x 2m)

Window to side aspect, part glazed door to rear garden, oil fired boiler for hot water and central heating, fitted work surfaces, power points, plumbing for washing machine.

Lounge 22'6" x 16'2" reducing to 14'2" (6.88m x 4.95m reducing to 4.32m)

A spacious double aspect room with window to side aspect and glazed French doors to rear garden, two radiators, power points, television point, wall lighting, brick built fireplace surround with timber mantle, glazed French doors giving access to;

Garden Room 16'9" x 8'9" (5.12m x 2.69m)

Rear facing windows and sliding patio doors to garden, Polycarbonate roof, wall lighting, power points.

Bedroom 1 11'8" x 11'0" at max (3.58m x 3.36m at max)

Window to front aspect, radiator, power points, fitted shelving, airing cupboard with radiator.

Bedroom 2 10'7" x 9'7" (3.24m x 2.93m)

Window to side aspect, radiator, power point.

Bedroom 3 13'0" at max x 8'5" (3.97m at max x 2.58m)

Glazed French doors to rear garden, radiator, power points.

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 just after the former Sands Agricultural Machinery depot 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. The Road will eventually run into Honing Road, where the property can then be found last on the left hand side.



Bathroom

Obscure glazed window to rear aspect, part tiled walls, low level w.c., panelled spa bath, pedestal hand wash basin, tiled shower cubicle with electric shower, radiator.

First Floor

Bedroom/Sitting Room 22'3" at max x 13'9" (6.8m at max x 4.21m)

(With some restricted headroom), Window to rear aspect allowing a superb open view beyond the rear garden to open countryside, access to roof eaves storage space, power points, radiator, door to loft area, walk-in cupboard of landing with fitted hanging rails and light.

Outside

The property occupies a generous plot in this rural position, siding on to open countryside, vehicular access via a tarmac driveway leading to double garage with ample parking and turning space.

Double Garage 17'0" x 15'10" (5.2m x 4.84m)

With power and lighting, two front facing up and over doors.

Gardens

The property offers lawned gardens to the front and rear, nicely enclosed with a variety of mature hedgerow and close board panel fencing to boundarie and an attractive mature Willow tree. To the rear of the property is a split level patio area and to the side, an open fronted timber store.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Location

East Ruston is a delightful rural village located between Broadland and the North East coast. The Broadland town of Stalham is approxiamately 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.

AGENTS NOTE

Due to some evidence of historic structural movement, the property has been monitored for a 6 month period by assessors on behalf of an insurance company and it was found that there is no evidence of current and ongoing subsidence.

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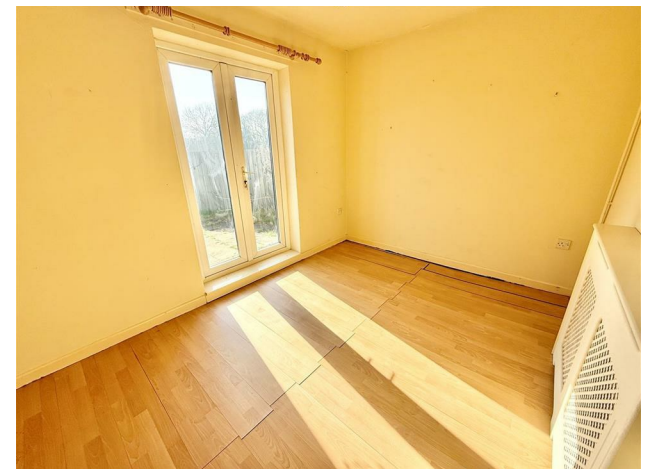
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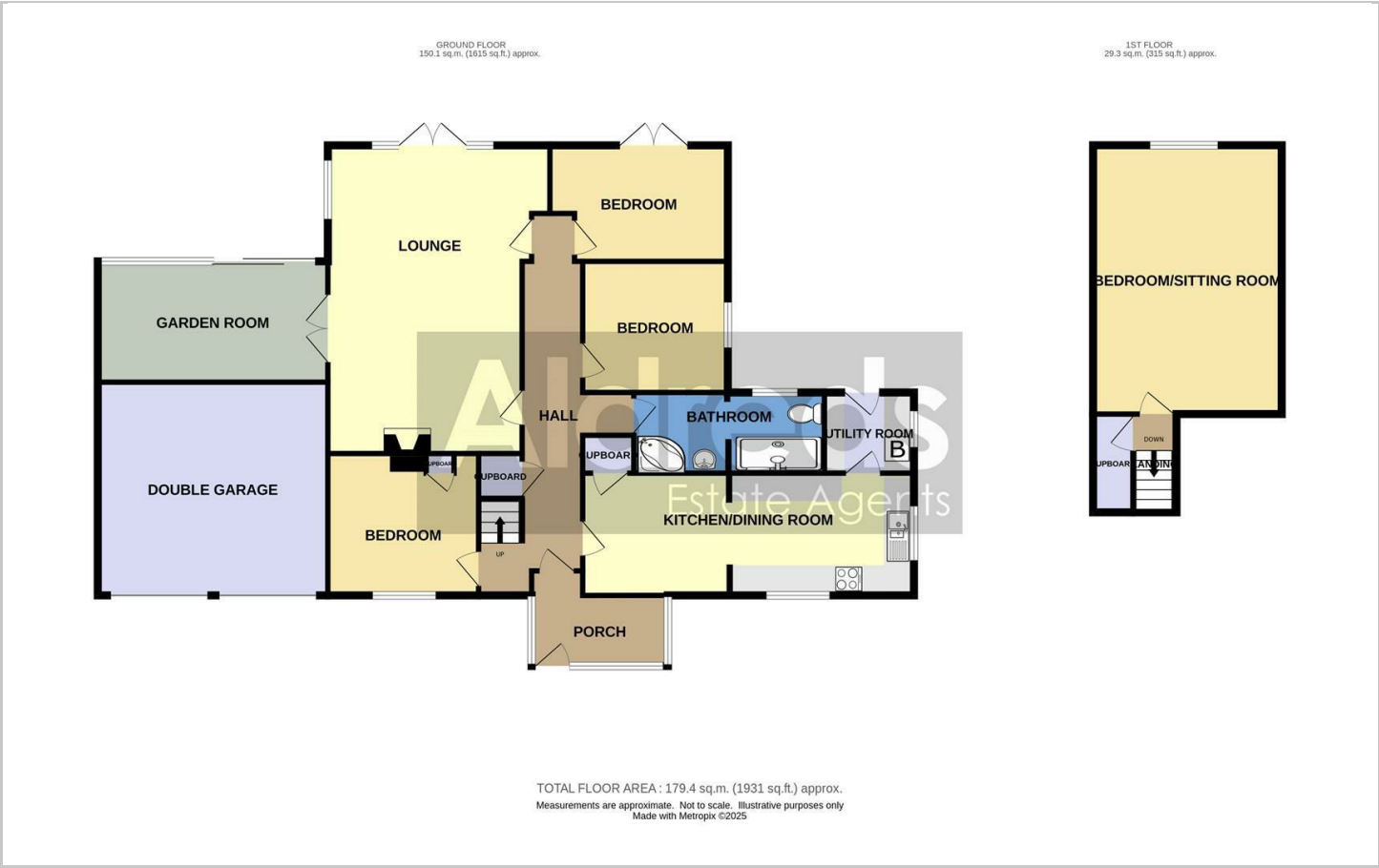
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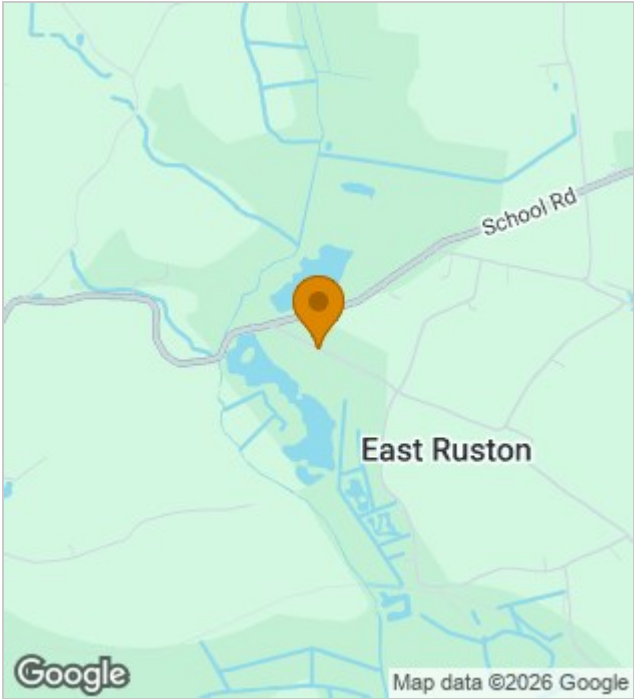
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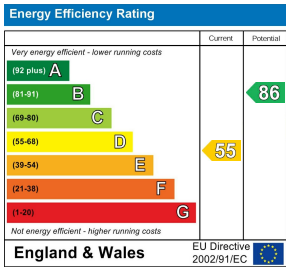
Floor Plans



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.

Disclaimer
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