



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

Guide Price £190,000 - £210,000



2



1



1



C



Grayling 8 Ruston Reaches Chapel Road

East Ruston, Norwich, NR12 9AA

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

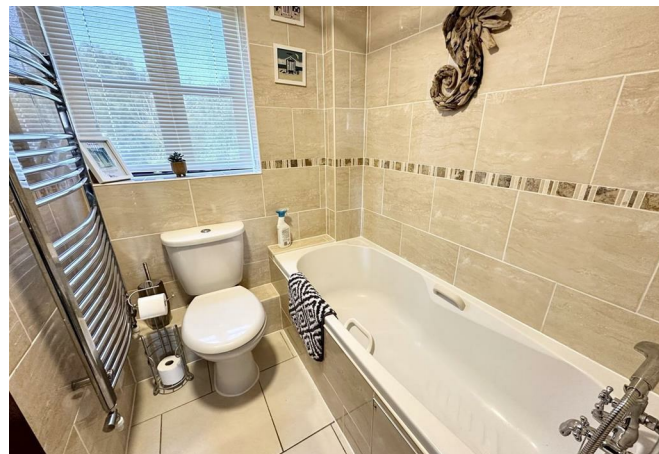
With glazed sliding patio doors giving access to patio and grounds beyond, rear facing window, two radiators, power points, television point, open plan access to:

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.

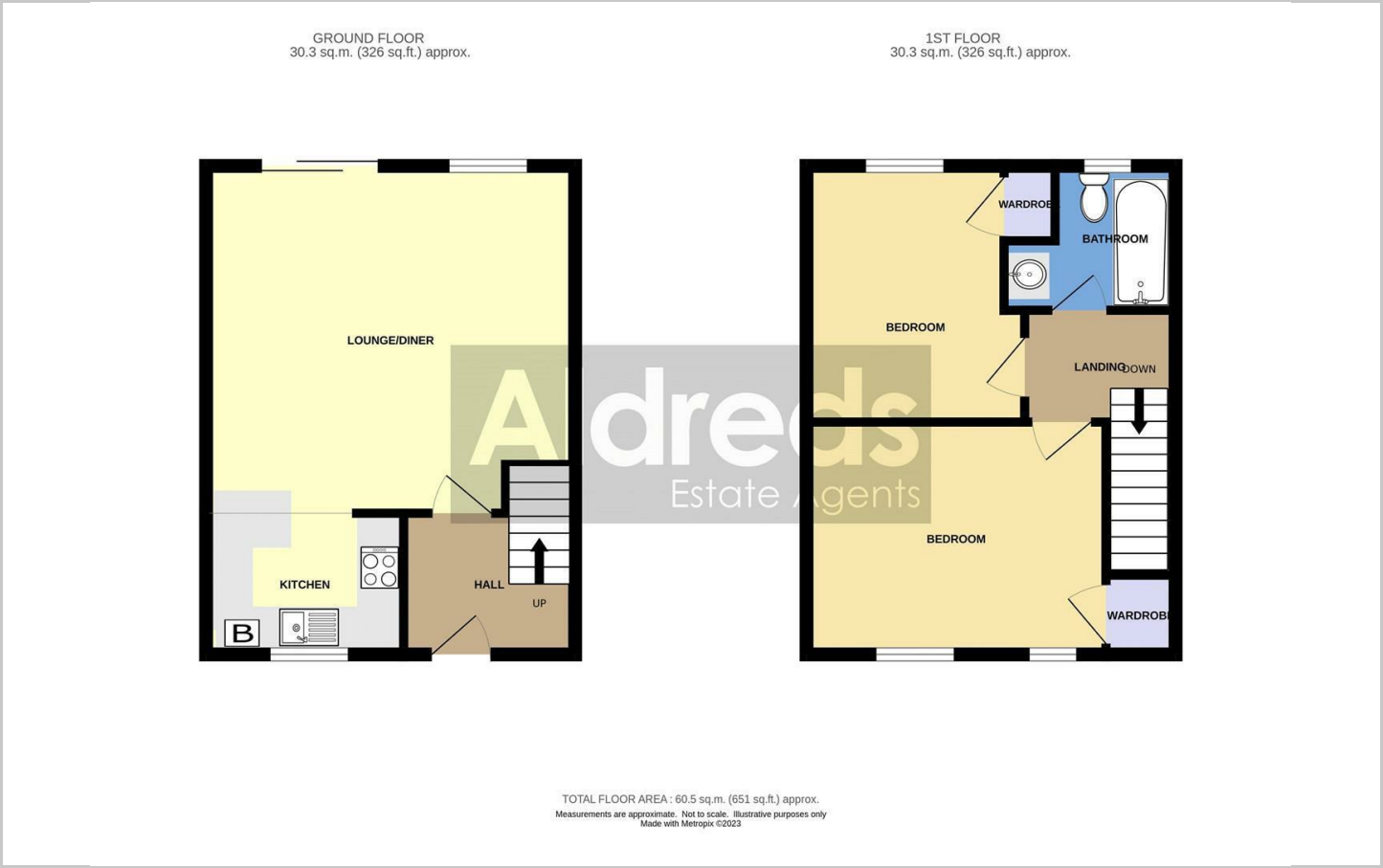
Location

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

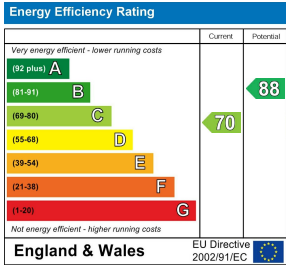
Floor Plans



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.

Disclaimer:
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141.