



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Eversley, Chequers Street, East Ruston, Norfolk, NR12 9JT

Eversley is an attractive detached bungalow, ideally suited to those seeking the comfort and convenience of single-storey living within the peaceful North Norfolk village of East Ruston. Surrounded by open countryside and within easy reach of the winding waterways of the Norfolk Broads, the property enjoys a tranquil rural setting whilst remaining conveniently positioned between the popular market towns of North Walsham and Stalham. Both towns offer a comprehensive range of amenities, including schools for all ages, supermarkets, healthcare facilities, leisure opportunities, restaurants and independent shops.

Occupying a generous plot of approximately a quarter of an acre, Eversley is set well back from the road and screened by mature hedging, creating an appealing sense of privacy. A shingle driveway provides ample off-road parking and access to the garage, with gated side access leading through to the rear garden. Beautifully maintained, the garden is predominantly laid to lawn, with winding pathways meandering through well-stocked flower beds and established planting, providing seasonal colour and interest. Two paved seating areas offer inviting spaces for outdoor dining and entertaining, whilst a charming pond creates a peaceful focal point, enjoyed from one of the garden terraces.

Internally, the accommodation is presented in good decorative order and arranged to provide comfortable and practical single-storey living. A welcoming entrance hall leads through to a spacious, dual-aspect kitchen/dining room, complemented by a separate utility room. The generous family lounge features an attractive fireplace and opens into a conservatory, creating an additional reception space from which to enjoy views across the garden. Three well-proportioned bedrooms and a family bathroom complete the accommodation.

The property is ideally placed for enjoying the best of the North Norfolk coast and countryside. The dog-friendly sandy beaches of Happisburgh lie approximately five miles away, offering an appealing stretch of coastline for seaside walks and outdoor pursuits. The popular Broads villages of Hoveton and Wroxham, often referred to as the ‘Capital of the Norfolk Broads’, are within approximately nine miles, providing opportunities for boating, waterside dining and exploring the area’s renowned waterways. Meanwhile, the historic city of Norwich lies approximately nine miles to the south-west, offering an extensive range of shopping, cultural attractions, restaurants and leisure facilities, together with a mainline railway station providing connections to London and beyond. Combining well-presented, single-storey accommodation with a genero



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C



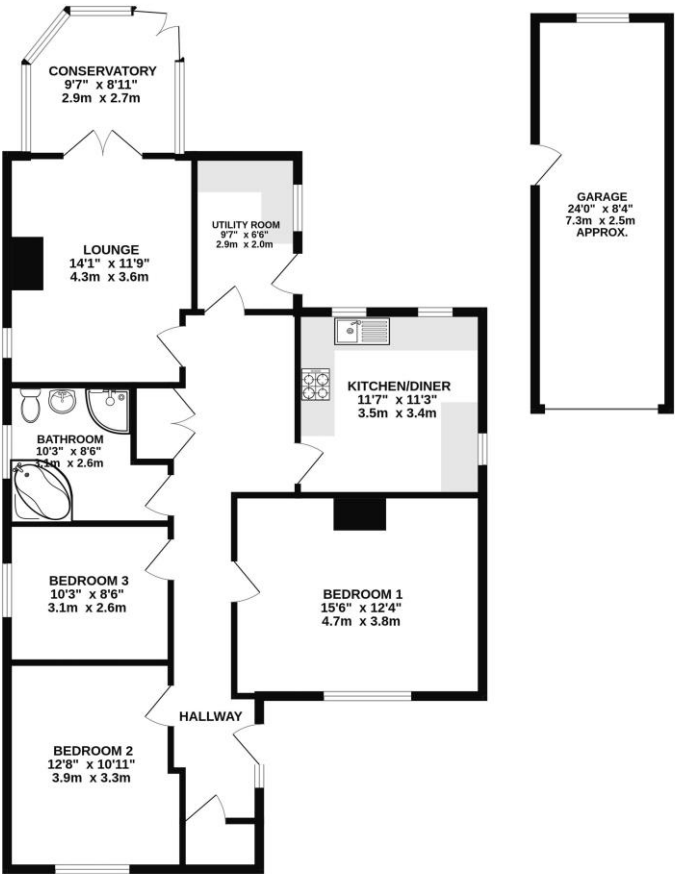
Off-Road
Parking



Garage



GROUND FLOOR
1306 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.4 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.
Made with Metropix 6/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES