



1 Back Road, East Ruston
£375,000

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East Ruston, Norwich

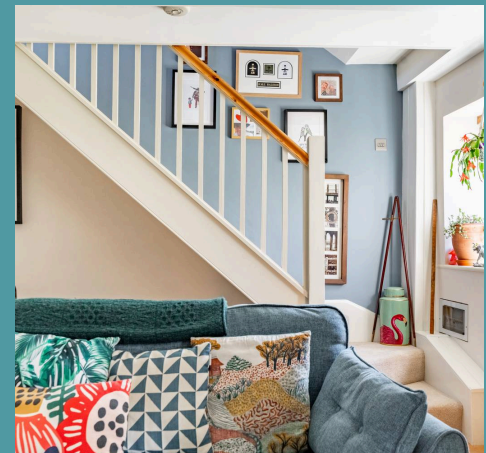
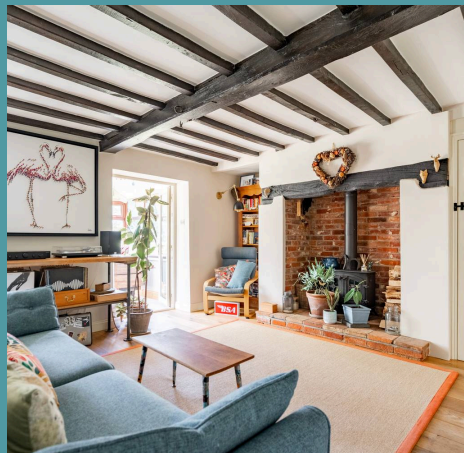
Endless fields stretch out in every direction, giving this charming East Ruston cottage a truly countryside feel. The large garden is a real highlight, with space to grow your own in the established vegetable patches and still plenty of room to relax or entertain outdoors. Inside, the home has been recently redecorated and feels fresh throughout, with thoughtful touches and character in every corner. The navy kitchen with its bright yellow tiled splashback brings warmth and style, while the sitting room offers a cosy space to unwind, complete with black ceiling beams and a wood-burning stove. Both bedrooms are generous doubles, and the conservatory opens up the living space further, taking in uninterrupted views over the surrounding landscape. Planning permission (PF/24/1584) is already in place, offering exciting scope to expand and create something even more impressive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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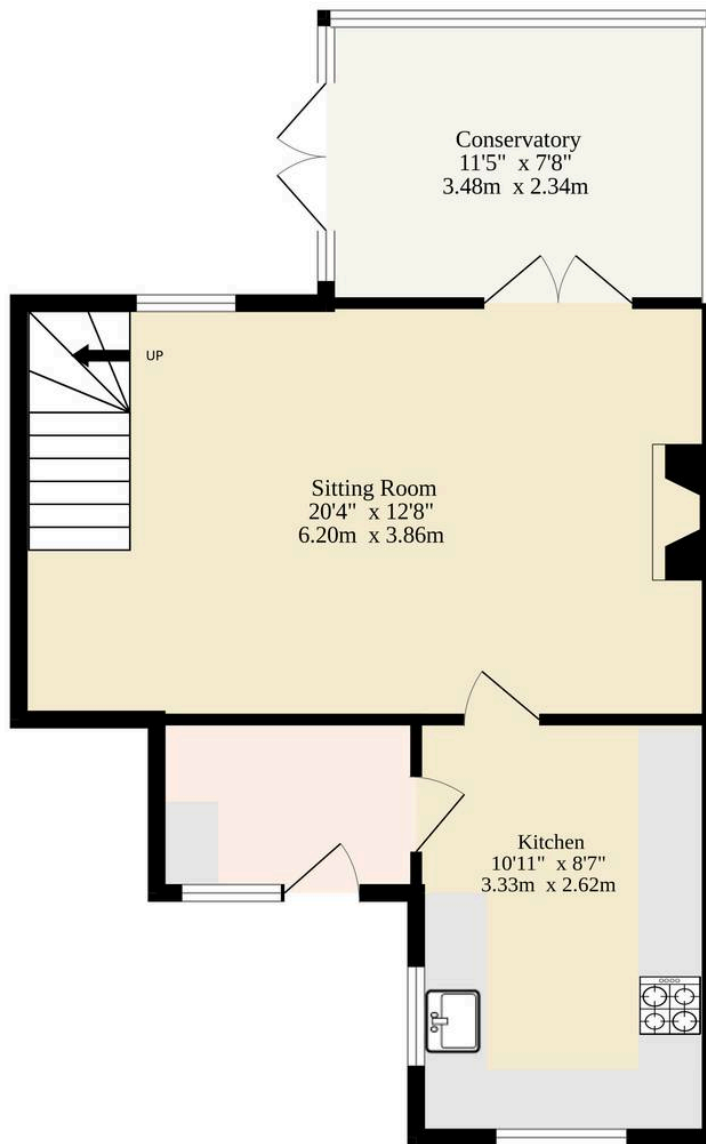
The Location

East Ruston is a small village located in the county of Norfolk, England. It lies approximately 4 miles north of the town of Stalham and about 15 miles east of Norwich. The village is part of the district of North Norfolk and is situated close to the Norfolk Broads, an area of wetlands and waterways popular for boating and outdoor activities.

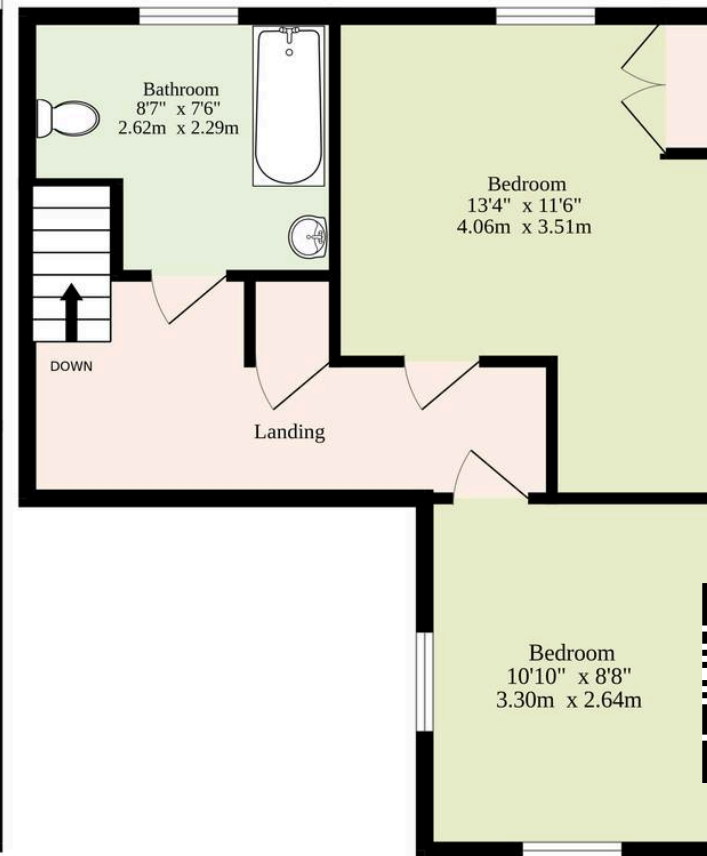
East Ruston is characterised by its rural surroundings, including agricultural land and traditional Norfolk cottages. The village is known for East Ruston Old Vicarage Garden, a well-regarded, 32-acre garden known for its horticultural diversity.



Ground Floor
502 sq.ft. (46.6 sq.m.) approx.



1st Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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