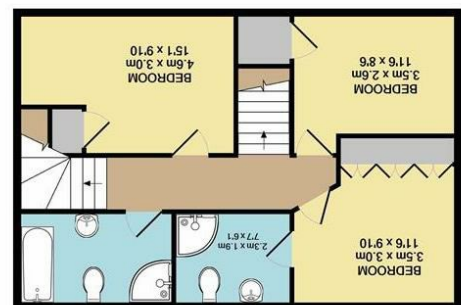
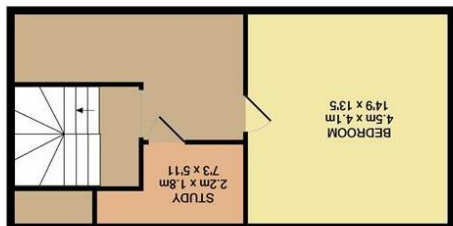


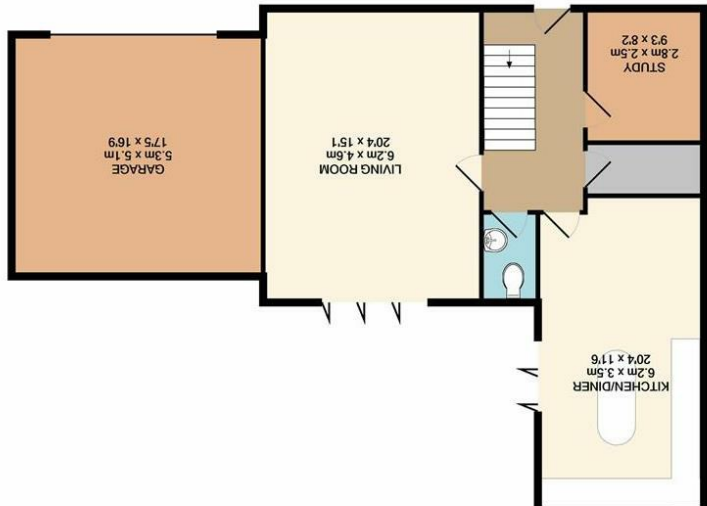
Made with [Floorplan](#) v2021

While every attempt has been made to ensure the accuracy of the floor plan contained here, representations of doors, windows, rooms and any other areas 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

2ND FLOOR  
APPROX. FLOOR AREA 42.5 SQ.M. (458 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 200.2 SQ.M. (2155 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR AREA 100.0 SQ.M. (1077 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Current	Potential
69	91
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Not energy efficient - higher running costs (1-20) G (21-30) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A Very energy efficient - lower running costs	



**Norfolk Property**  
online.

Chequers Street | Norwich | NR12  
**Guide price £525,000**

\*No Onward Chain\* Norfolk Property Online presents this exceptional, executive detached family home. Located within the sought after village of East Ruston, which affords easy access to both the picturesque Norfolk Broads and the coast, whilst remaining within easy reach of a variety of local amenities in the nearby towns of Stalham and North Walsham, this is an ideal home for any growing family.

With accommodation over three storeys this home has been exceptionally well maintained and improved by the current owners and offers a high degree of flexibility. The ground floor offers an inviting entrance hall, with ample storage, cloakroom, study, spacious lounge diner and an extended kitchen diner family room. The first floor provides three generous double bedrooms, with an ensuite to master and a spacious family bathroom. The top floor provides a spacious vaulted landing, which could be utilised as a reading area, a generous double bedroom and an additional office, perfect for those working from home.

Externally, this home offers an adjoining double garage and ample off road parking to the front, with a generous enclosed rear garden that affords stunning views over open fields. Offering a sense of peace hard to match, this home is a rare opportunity for any buyer looking to enjoy village living. An internal viewing comes highly recommended.

Guide Price £525,000 - £550,000

