



8 Ruston Reaches Chapel Road, East Ruston

Guide Price £210,000

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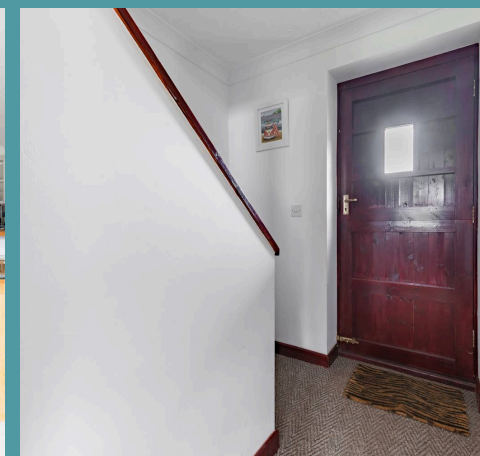
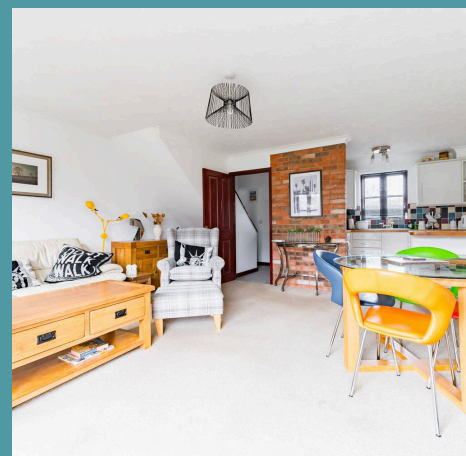
East Ruston, Norwich

Currently a thriving holiday let, this two bedroom cottage in East Ruston offers a fantastic opportunity for both investment and leisure. Perfectly situated for exploring the stunning North East Norfolk coastline and the Norfolk Broads, it combines a great location with income potential. Inside, the spacious lounge/diner opens to a private patio, while the fully fitted kitchen ensures easy living. Upstairs, the master bedroom provides scenic countryside views, and the second bedroom overlooks communal grounds and a fishing lake. With private parking, a peaceful garden, and access to well-maintained communal areas, this property is ideal for those seeking a profitable venture or a charming holiday home.

Location

East Ruston is a charming rural village perfectly positioned between the picturesque Broadland area and the stunning coastline. Just 3.5 miles away, the bustling town of Stalham offers a variety of amenities, including a health centre, schools for all ages, a post office, Tesco supermarket and a selection of high street shops and dining options.

Within the village itself, you'll find a local first school and The Butchers Arms, a popular pub and restaurant serving delicious meals in a welcoming setting. For those who appreciate beautiful gardens, the renowned East Ruston Vicarage Gardens are nearby, drawing visitors from far and wide. This vibrant community and its surroundings offer the perfect balance of rural and accessibility to everyday conveniences.





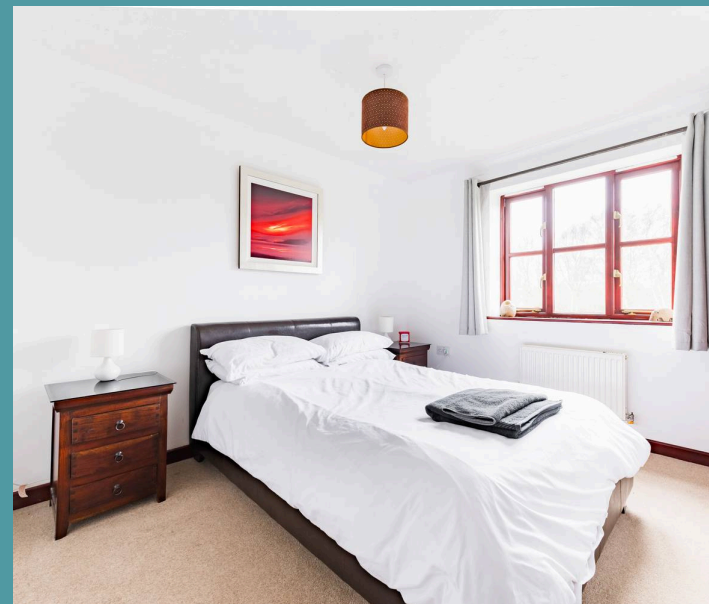
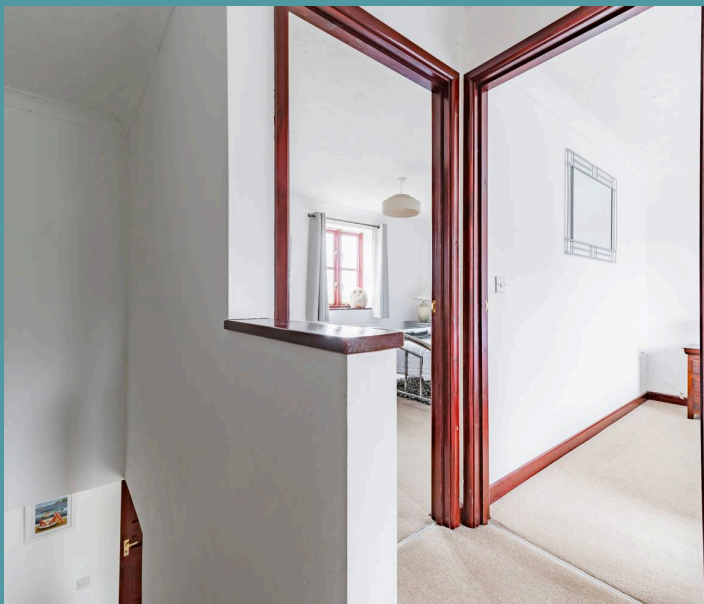
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East Ruston, Norwich

This modern two-bedroom holiday cottage is placed in a charming development in the village of East Ruston, a perfect location for exploring North East Norfolk's coastline and the nearby Norfolk Broads network.

Whether you're looking for a profitable holiday let or a private second home, this well-presented property offers versatility. The layout is designed for ease of living with a spacious lounge/diner leading to a private patio and a fully fitted kitchen. The property is currently run as a successful holiday let, offering immediate income potential for the new owner.

Upstairs, both bedrooms offer comfortable accommodation, with the master bedroom providing lovely views over the countryside and the second bedroom overlooking the tranquil communal grounds and fishing lake. The bathroom is finished to a high standard, with a tiled bath, WC and hand wash basin within a modern vanity unit. Outside, the cottage benefits from private parking for two cars, and a peaceful, well-maintained garden area with access to the surrounding communal grounds and lake. The property is ideal for anyone wanting to enjoy a peaceful getaway with all the modern conveniences.





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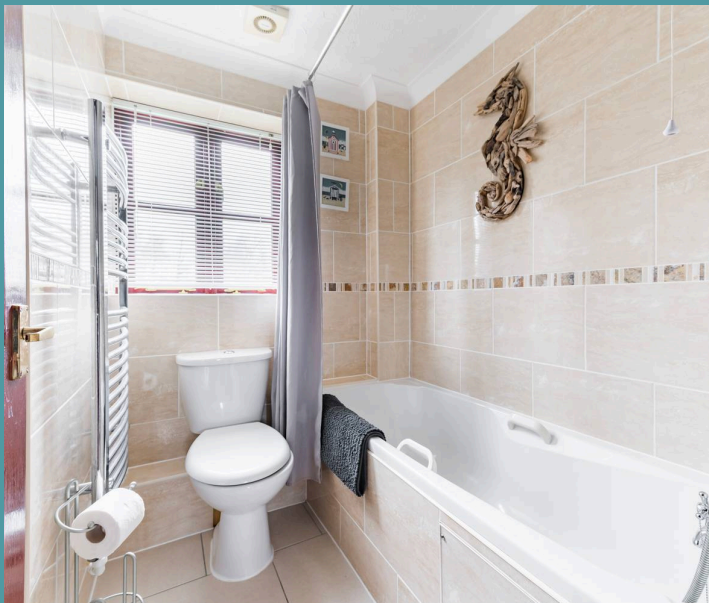
East Ruston, Norwich

Please note that the property is subject to a holiday restriction and cannot be used as a permanent residence. However, it can be used for up to 52 weeks of the year, making it a fantastic opportunity for those seeking a holiday home or an investment property. The property is sold with some furnishings and fixtures, and the service charge covers the upkeep of the communal areas, including the fishing lake, gardens, and waste disposal, providing peace of mind for the new owner.

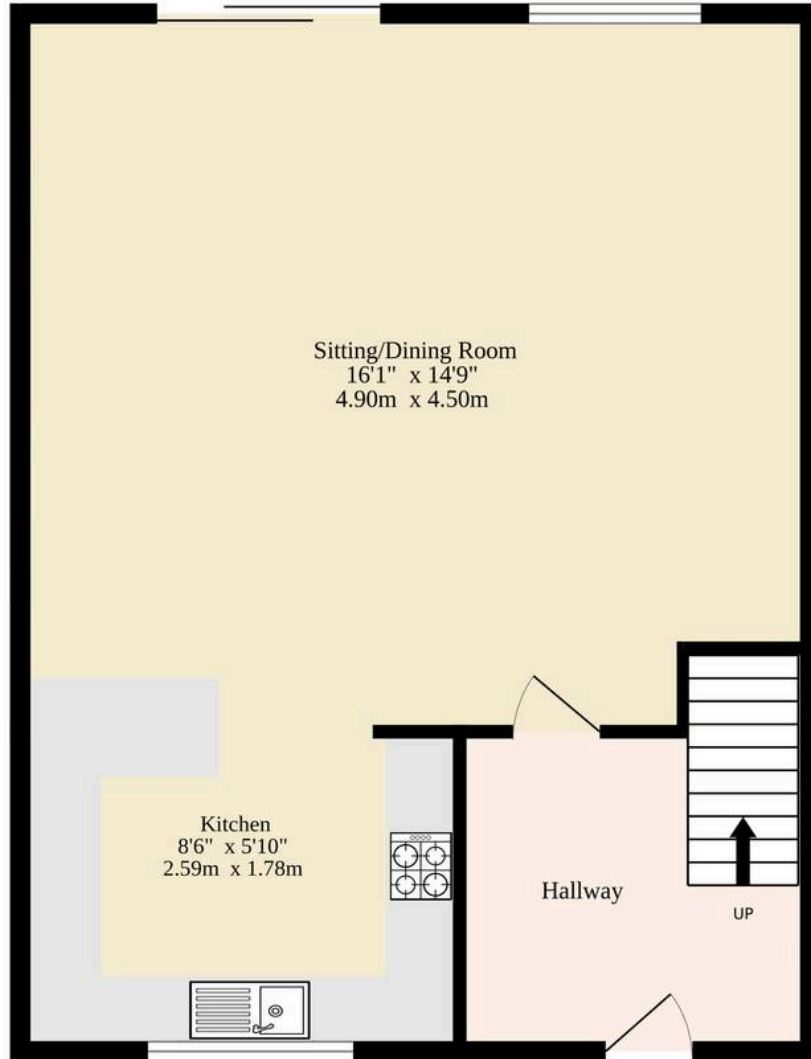
Agents Note

Sold Leasehold. 970 years remain. Maintenance: £125p/m. Ground Rent: £50p/a.

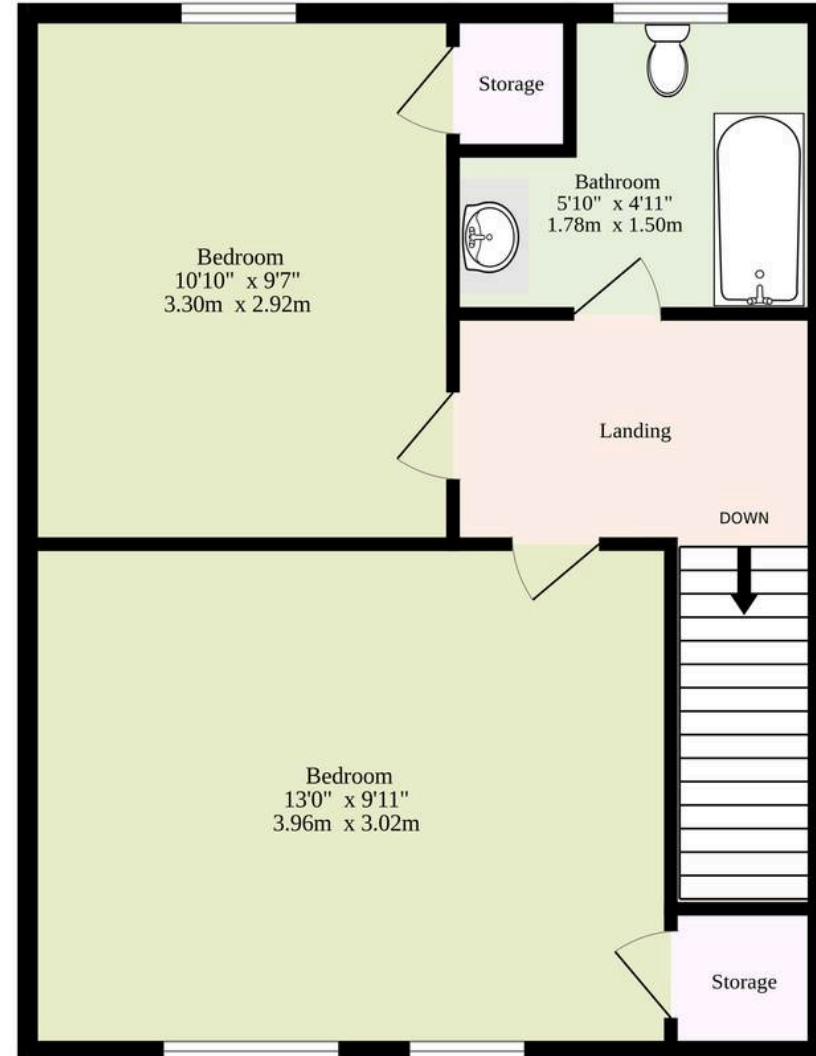
- Chain free
- Successful holiday let offering great income potential
- Prime location near North East Norfolk coastline and the Norfolk Broads
- Spacious lounge/diner with direct access to a private patio
- Fully equipped kitchen with modern fittings
- Master bedroom with beautiful countryside views
- Second bedroom overlooking peaceful communal grounds and fishing lake
- Contemporary bathroom with tiled bath and modern vanity unit
- Well-maintained garden area with access to surrounding communal grounds
- Holiday restriction allows up to 52 weeks of use each year



Ground Floor
326 sq.ft. (30.3 sq.m.) approx.



1st Floor
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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