



6 Ruston Reaches Chapel Road, East Ruston

Offers Over £220,000

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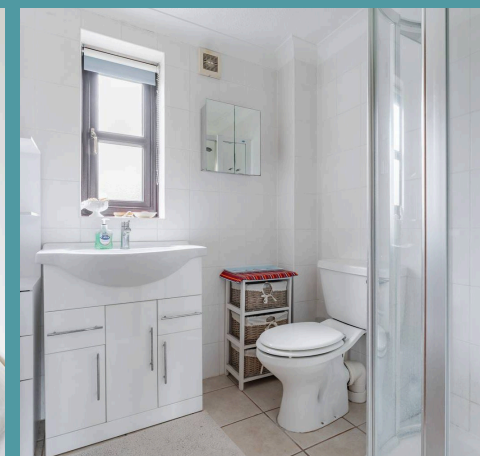
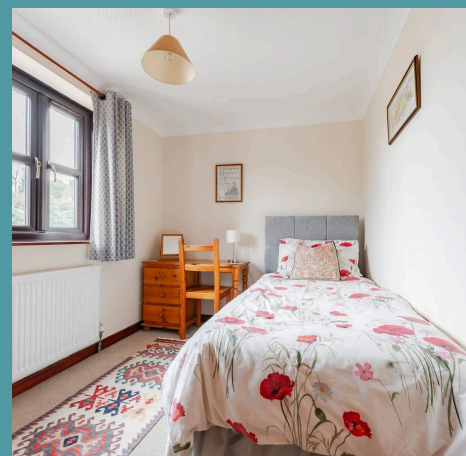
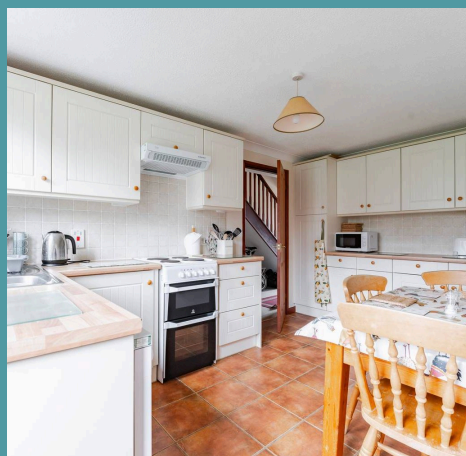
East Ruston, Norwich

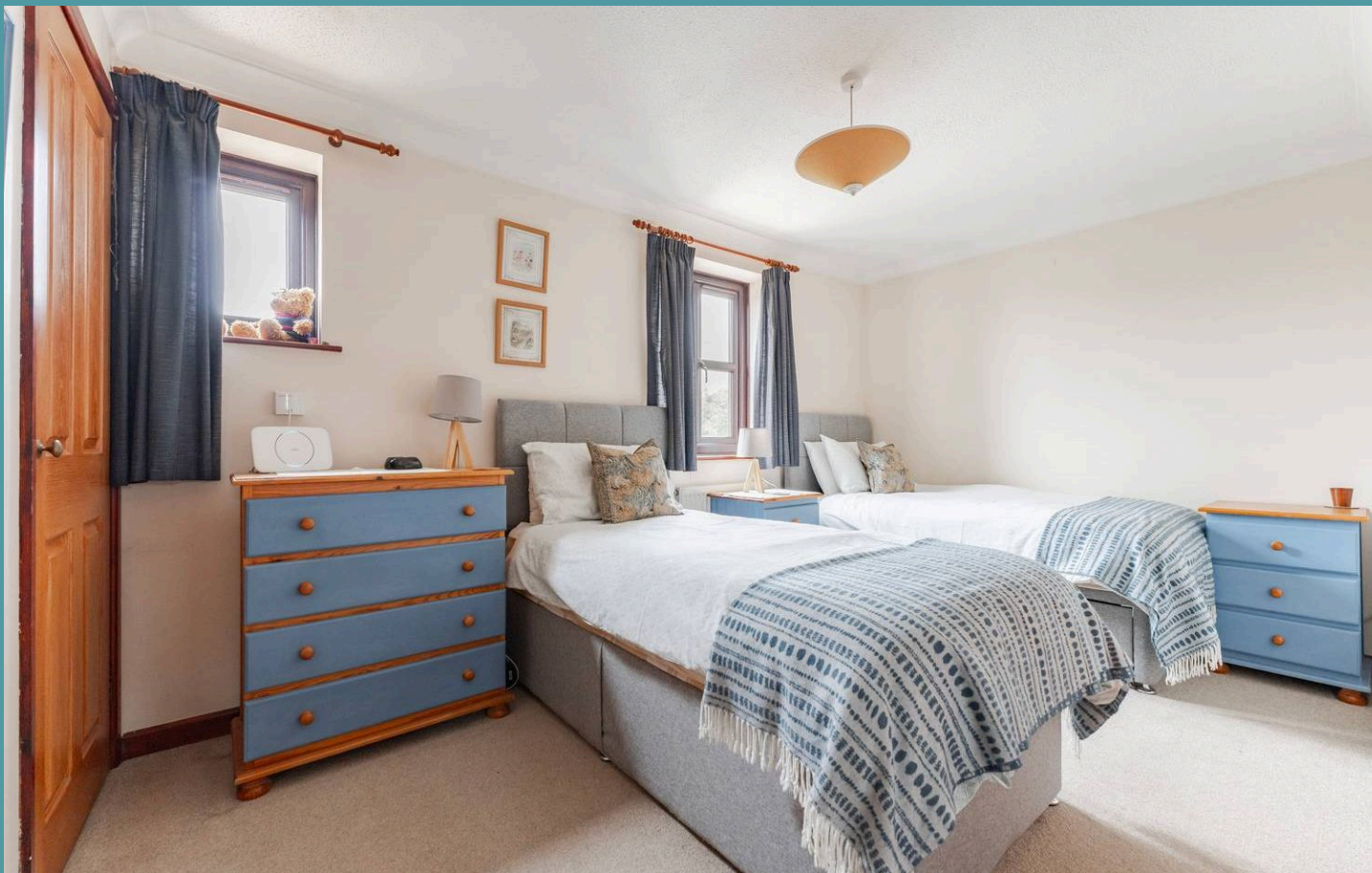
Perfectly set up as a holiday getaway or second home, this end-terrace, three-bedroom cottage in East Ruston is a superb base for exploring North East Norfolk's coastline and the Norfolk Broads. The property boasts a spacious layout, including a welcoming sitting room with an open fireplace, a well-appointed kitchen/diner, and a convenient ground-floor bedroom. Upstairs, two additional bedrooms offer scenic views of the countryside and communal grounds, alongside a modern family bathroom. Outside, enjoy private parking, a tranquil garden, and access to beautifully maintained communal areas, including a serene fishing lake. With a holiday-use restriction allowing year-round enjoyment, this cottage is a fantastic choice for a personal second home or a rewarding investment.

The 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

Ruston Reaches

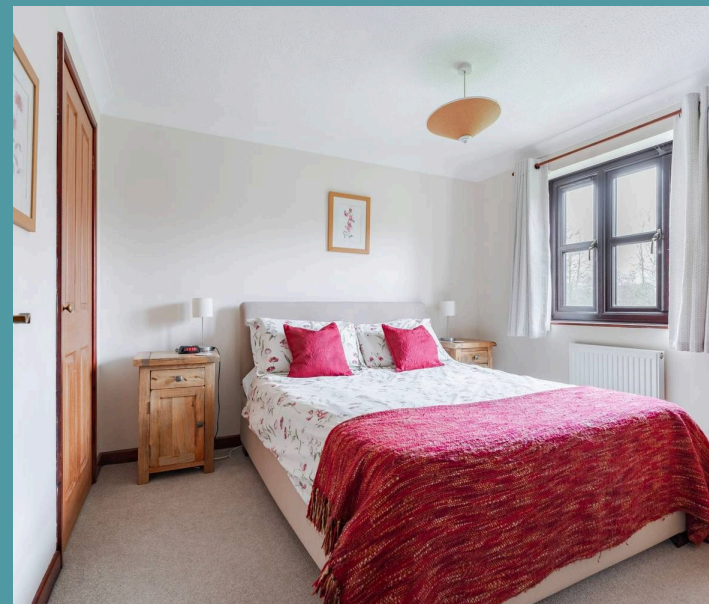
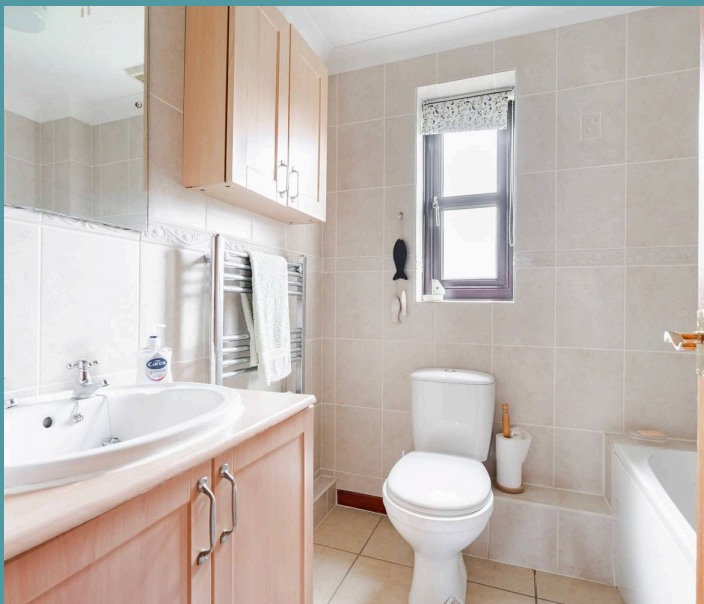
This end-terrace, three-bedroom holiday cottage is part of a charming development in the village of East Ruston, an excellent base for exploring North East Norfolk's stunning coastline and the renowned Norfolk Broads network.

Perfectly suited as either a profitable holiday let or a private second home, this property offers flexibility and practicality.

The thoughtfully designed layout includes a separate, lengthy sitting room, featuring an inviting open fireplace, triple-aspect views and sliding doors that open to a private patio.

The spacious kitchen/diner is ideal for cooking your favourite meals. Adding to its versatility, the ground floor includes a generously sized bedroom and shower room, making it accessible and adaptable for a range of needs.

Upstairs, the accommodation mirrors the comfort and style of the lower floor. The master bedroom boasts picturesque countryside views, while the second upstairs bedroom overlooks the serene communal grounds and the fishing lake.





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The bathroom is finished to a good standard, featuring a tiled bath, WC, and a modern vanity unit with a hand wash basin. Outside, the property benefits from private parking for two vehicles, as well as a peaceful, well-maintained garden with access to the beautifully landscaped communal areas and the lake.

Please note that the property is subject to a holiday restriction and cannot be used as a permanent residence, although it can be enjoyed throughout the year for up to 52 weeks. This makes it an outstanding choice for anyone seeking a holiday home or a rewarding investment opportunity. The service charge covers communal area upkeep, including the fishing lake, gardens and waste disposal, ensuring hassle-free ownership for the new buyer.

Agents Note

Sold Leasehold

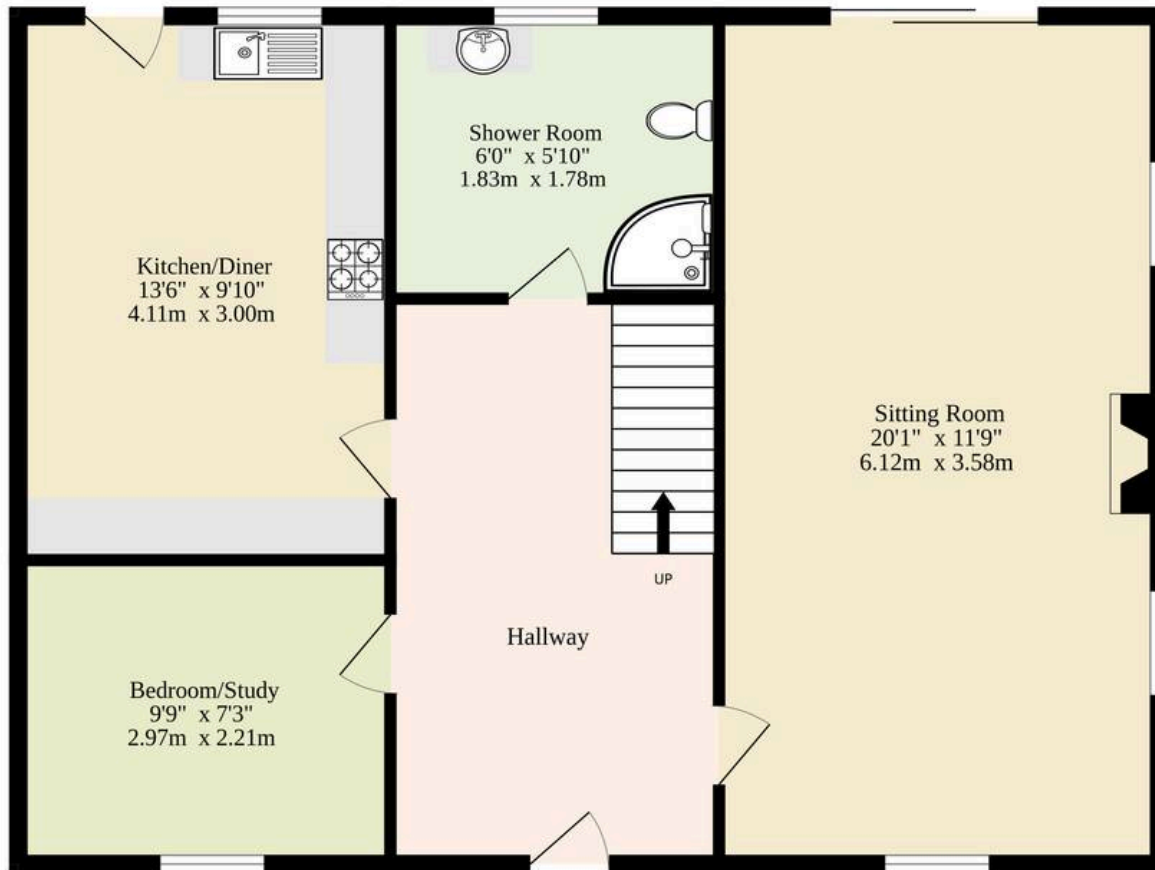
Oil Fired Heating

Ground Rent:£50p/a

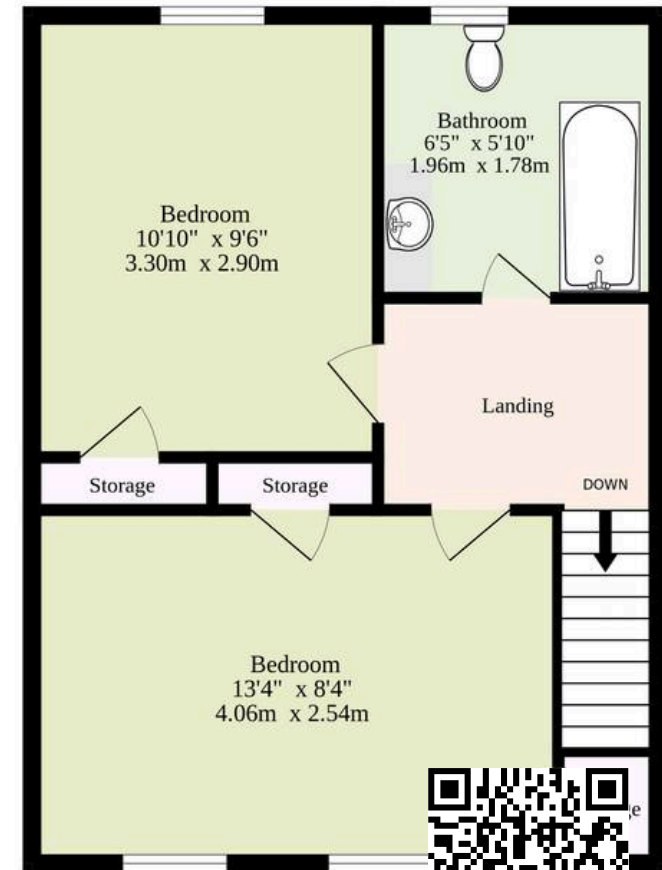
Maintenance £125pcm



Ground Floor
552 sq.ft. (51.3 sq.m.) approx.



1st Floor
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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