



2 Oak Villas Oak Lane, East Ruston, NR12 9JG  
£365,000





# 2 Oak Villas Oak Lane

East Ruston, NR12 9JG

£365,000

- Period Semi Detached House
- Potential To Modernise or Extend (STPP)
- Spacious Driveway Parking
- Land Of Approximately 1.7 Acres (stms)
- Delightful Rural Location with Views
- Lots Of Character Features
- Oil Fired Central Heating
- Garage & Outbuildings
- Field Shelters & Timber Stables
- No Onward Chain

Aldreds are delighted to offer this period three bedroom semi detached property located in a desirable location and sitting in grounds of approximately 1.7 acres (stms). The majority of the land is currently laid out as paddocks with a range of field shelters, timber stables with outbuildings. This attractive property offers much potential for modernisation and possible extension, subject to required planning permissions and will particularly attract those looking for spacious grounds in a rural location. Offered with no onward chain, early internal viewing is highly recommended as properties of this type rarely become available.



## Entrance Porch

Part glazed entrance door, windows to either side aspect, door giving access to;

## Kitchen 9'0" x 7'7" (2.75m x 2.32m)

Window to side aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, doors leading off;

## Bathroom 7'11" x 7'7" at max (2.42m x 2.32m at max)

Window to side aspect, airing cupboard housing hot water cylinder with immersion heater, panelled bath, hand wash basin, low level w.c.,

## Dining Room 13'4" x 9'0" (4.07m x 2.76m)

Window to front aspect, oil fired boiler for hot water and central heating, pamment tiled floor, doors leading off;

## Pantry

Window to front aspect, fitted shelving.



## Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto The Brumstead Road, proceed along the B1159 towards Bacton, after approximately two miles turn left, just after passing the East Ruston church on the right, into Pound Road. Continue as the road runs into School Road, East Ruston. Turn left opposite the school into Fox Hill Road. Continue to the end of the road, turning right into Oaks Lane, where the property can be found on the left hand side, located by our 'For Sale' board.

## Lounge 14'5" x 12'7" (4.41m x 3.85m)

Window to rear aspect, fireplace with tiled inset, under stair cupboard, door giving access to;

## Rear Hall

Part glazed door to rear, stairs to;

## First Floor Landing

Doors leading off;

## Bedroom 1 11'1" at max x 12'7" (3.4m at max x 3.85m)

Window to rear aspect, built-in cupboard, a range of fitted wardrobes.

## Bedroom 2 9'7" x 9'0" (2.93m x 2.75m)

Window to front aspect.

## Bedroom 3 9'0" x 7'10" (2.75m x 2.4m)

Window to front aspect.

## Outside

The property is approached with vehicular access via a spacious driveway leading to garage.

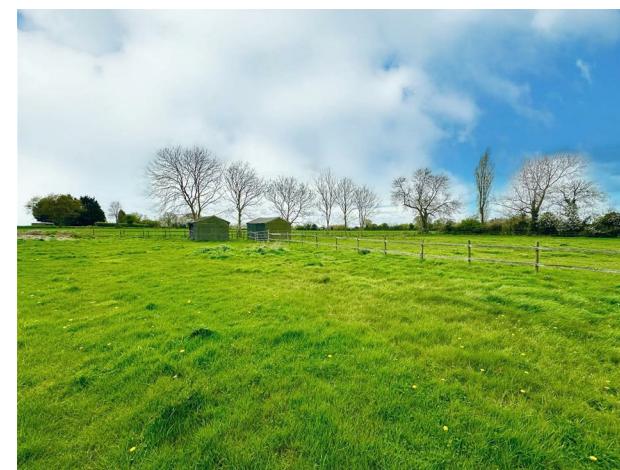
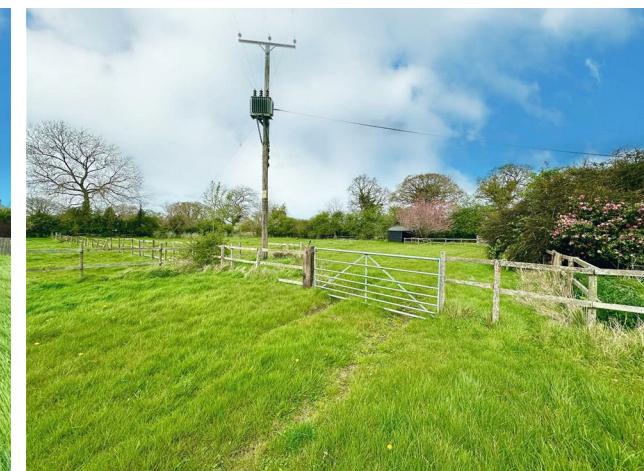


## Garage 18'4" x 13'4" (5.59m x 4.07m)

With timber double doors.

## Gardens

The driveway extends towards the property with an additional brick built outbuilding incorporating a coal store and then sub divided into two areas, both 2.3m x 2.2m. The property sits in grounds of approximately 1.7 acres (stms) with an enclosed garden area leading to a block of timber built stables with concrete hard standing and pedestrian gate giving access to a selection of sub divided paddocks with post and rail fencing and timber field shelters. The grounds back onto open farmland allowing a delightful outlook.



## Tenure

Freehold

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: 'C'

## Energy Performance Certificate (EPC)

EPC Rating; G.

## Location

East Ruston is a delightful rural village located between Broadland and the North East coast. The Broadland town of Stalham is approximately 3.5 miles away with its own facilities including a Health Centre, Junior and High Schools, Post Office, Tesco Supermarket and a range of High Street shops and food outlets. East Ruston itself has a First school and a public house. The nearby East Ruston Vicarage Gardens are a famous visitor attraction.

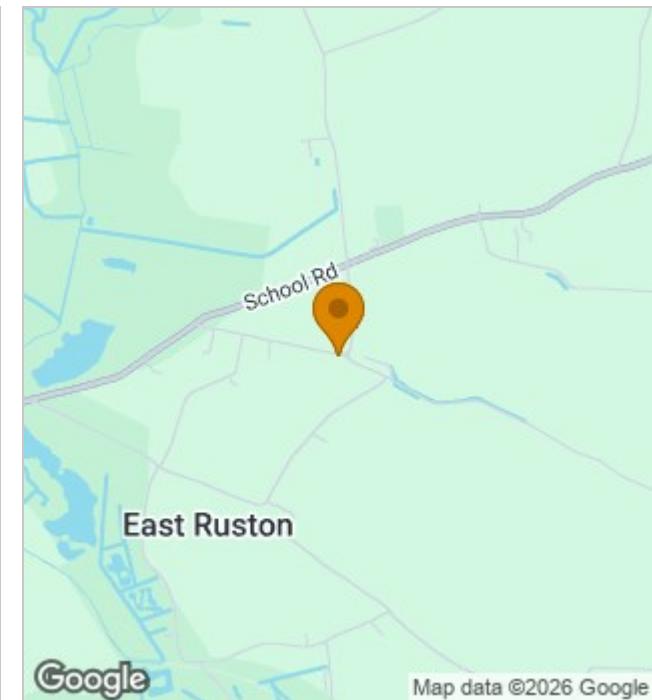
## Reference

S9784/PJL

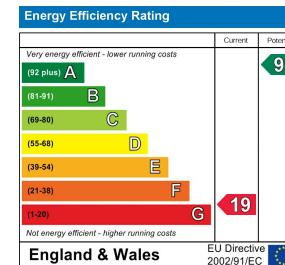
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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