

SALES & LETTINGS

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Ambleside, Youngmans Lane, East Ruston, Norfolk, NR12 9JN

A detached bungalow that has been reconfigured to create two separate, two-bedroom dwellings creating the perfect opportunity for a family to live alongside an ageing relative, independence for growing teenagers or the ideal business opportunity for a holiday let or long-term rental. Located in the North Norfolk village of East Ruston, the property enjoys an idyllic setting amongst the rambling fields, picturesque canals and meandering waterways of the Norfolk Broads. Conveniently nestled between the bustling riverside market town of North Walsham and Stalham, Ambleside benefits from easy access to a variety of amenities, including schooling for all ages, supermarkets, restaurants, post office and leisure facilities.

Set on a generous plot approaching three quarters of an acre, the property is set back from the road and is approached over a gravel driveway, providing ample off-road parking and access to a garage, with a workshop, an office and store room, as well as a separate carport with a wood store and a static caravan, ideal for visiting friends and family. The property is surrounded by neatly maintained lawn gardens landscaped with mature trees, flower beds and a pond.





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- FOUR BEDROOMS
- RURAL VILLAGE LOCATION
- VERSATILE ACCOMMODATION
- WELL-PRESENTED THROUGHOUT
- APPROX. FIFTEEN MILES TO NORWICH
- APPROX. FIVE MILES TO THE COASTLINE
- PLOT APPROACHING THREE QUARTERS OF AN ACRE
- DETACHED BUNGALOW, WITH TWO SEPARATE DWELLINGS
- OFF-ROAD PARKING, GARAGE, WORKSHOP, CARPORT & CARAVAN

Each bungalow benefits from its own enclosed entrance porch that provides access to a kitchen and through to an inner hallway where separate internal doors lead into two bedrooms both with en-suite W.C.s, separate bathrooms and a lounge.

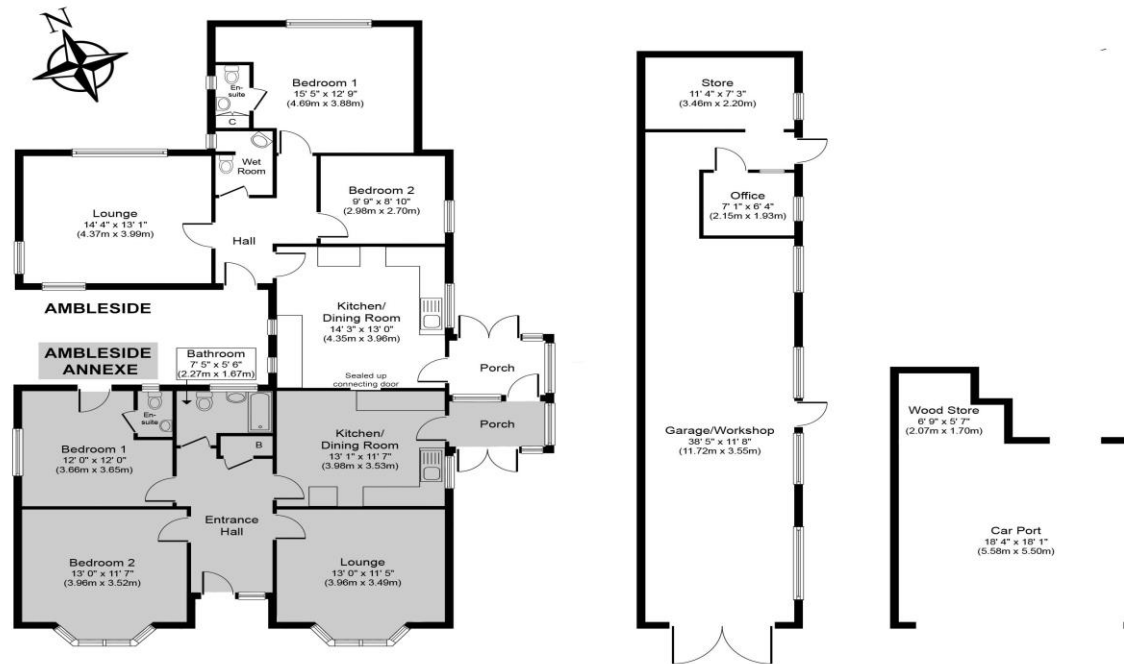
Ambleside is further complimented in its proximity of approximately five miles to the dog friendly sandy shorelines at Happisburgh and Sea Palling or fifteen miles to the capital city of Norwich where there is excellent retail therapy, numerous restaurant and café and extensive historical interest.

Agents note: An additional parcel of land, approaching a quarter of an acre, located next to the property is available by separate negotiation.





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Approximate Floor Area
1,629 sq. ft.
(151.3 sq. m.)












Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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