



THE STORY OF

Lowlea

East Ruston, Norfolk

SOWERBYS

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THE STORY OF

Lowlea

Chequers Street, East Ruston,
Norfolk, NR12 9JT

Wonderfully Presented Bungalow
Detached Home in Generous Plot
Idyllic Location on the Weavers Way
0.25 Acres Plot (STS)
Well-Balanced Reception Rooms
Three Double Bedrooms
Off-Road Parking and Garage
Tranquil Setting
Low Maintenance Home

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“...light-filled living room, bathed in natural light...”

Set within an enchanting village on the edge of the famous Weavers Way and surrounded by picturesque countryside, this charming three-bedroom bungalow boasts almost 1,500 sq. ft of living space, centrally positioned within an expansive plot of over 0.25 acres (STS).

Presented in a delightful fashion throughout, this welcoming residence provides a remarkably low-maintenance solution for those seeking to embrace the tranquillity of natural surroundings within a future-proof home that combines versatility and practicality.

The well-proportioned living spaces feature a kitchen/breakfast room

seamlessly paired with a formal dining room offering delightful views of the rear garden. Among the notable receptions is the light-filled living room, bathed in natural light, leading to a spacious conservatory providing stunning panoramic views of the gardens.

Three spacious bedrooms contribute further flexibility to this harmoniously designed home. The primary bedroom, filled with light and serene garden views, boasts ample integrated storage. Two additional bedrooms, comprising an impressive guest double and a smaller double, provide options for various needs, including an ideal study space.





One of the standout features of this residence is its expansive plot. Extending over a quarter of an acre, the property is centrally positioned, allowing generous grounds both in front and behind the home.

A substantial driveway, accompanied by an integrated garage, is softened by a well-maintained lawn bordered by mature trees and shrubs at the front. The rear garden, cultivated over many joyful years under the current owners' care, features multiple sun terraces and a lush lawn adorned with vibrant flower beds and established perennials.

Adding to the allure, direct access to the Weavers Way from the rear of the plot offers unparalleled opportunities to immerse oneself in the countryside and embrace an enviable lifestyle, all without the need to hop in the car.





SOWERBYS — a new home is just the beginning

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. 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.
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ALL THE REASONS



East Ruston

IN NORFOLK
IS THE PLACE TO CALL HOME



East Ruston is a charming village located in the county of Norfolk, England. Nestled in the picturesque East Anglian countryside.

One notable feature of East Ruston is the impressive Old Vicarage Gardens, which have gained a reputation as one of Norfolk's hidden gems. These gardens cover several acres and showcase a diverse array of plants, flowers, and landscaping,

creating a tranquil oasis for those who appreciate horticultural beauty.

Surrounded by agricultural landscapes, East Ruston provides a serene escape from the hustle and bustle of city life. The village is also within easy reach of the Norfolk coast, allowing residents and visitors to enjoy the sandy beaches and scenic coastal walks that characterise this region.



Note from the Vendor



“The home has beautiful views of all the surrounding countryside. We have loved the peace and quiet.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 8737-2222-0309-0058-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///punctual.soap.downhill

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