

A photograph of a two-story house with a tiled roof, white walls, and brickwork, surrounded by a gravel driveway and lush greenery. The house features a prominent white gable end on the left, a central brick entrance with a small porch, and two dormer windows with orange frames on the upper floor. The driveway is made of gravel and leads towards the house. The surrounding area is filled with various trees and plants, including a large tree on the left and a flowering bush on the right. The sky is blue with scattered white clouds.

THE STORY OF

Oak House

East Ruston, Norfolk

SOWERBYS



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THE STORY OF

Oak House

East Ruston, Norfolk
NR12 9JG



Well-Appointed Modern Home

Approx. Four Miles to the Coast

Fine Sitting Room with Wood-Burner

Well-Fitted Kitchen/Breakfast Room

Convervatory with Garden Views

Utility Room, Cloakroom and Dining Room

Principal Bedroom with En-Suite

Three Further Bedrooms and Family Bathroom

Gravelled Drive and Double Garage

Well-Landscaped Rear Garden



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“Our favourite spot in the house is the conservatory, with beautiful views of the garden.”

This superb property provides the perfect blend of a modern home with the benefit of character. The central reception hallway gives a true sense of space, while the warmth from the oak flooring sets the ambiance of this home perfectly. The sitting room is welcoming and comfortable and the central fireplace, with its wood-burning stove, gives the room true character.

Leading off the sitting room, doors lead you in to the bright and spacious

conservatory where you can enjoy lovely views of the garden. The kitchen is a perfect space to entertain and socialise. The well-fitted kitchen offers a wide range of cupboards, space for a breakfast table and even room for a sofa where you can sit back and relax.

There is a well-appointed utility room, cloakroom room with shower, and for those who love to formally entertain, there is even a dining room. .







The first-floor landing again is spacious. The principal bedroom benefits from a well-fitted en-suite modern shower room. Additionally, there are three more generously sized bedrooms and a modern well-equipped family bathroom.

Outside, Oak House sits well within its plot and to the front a gravelled driveway past a sweeping lawn and a wide variety of established planting and specimen trees. Plenty of parking and access to a double garage. To the rear there is a spacious paved terrace, perfect for entertaining in the summer months. The lawn, mature established borders, and meandering pathways take you to the established kitchen garden. Perfect for growing your own vegetables and a lovely, landscaped seating area.

“The garden is a haven, it’s so peaceful.”





“We’d describe our home as peaceful, quiet and homely, or in one word... hygge!”



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



“Moving here gave us a more peaceful way of life, with access to the beach, countryside and the lovely city of Norwich.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8408-8904-5529-5196-4253

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: ///crunched.dripping.navy

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