



128 Bussey Road, Norwich

Norwich



Minors & Brady

128 Bussey Road

Hidden away in the heart of NR6, this beautifully presented three-bedroom mid-terrace home is ready to welcome its next owners. Designed with practicality in mind, the property offers a bright kitchen at the front and a spacious lounge at the rear, complete with patio doors opening directly onto the garden. Upstairs, three well-proportioned bedrooms provide flexibility for families, guests, or a home office. The bathroom was newly fitted in 2023, bringing a fresh and stylish finish to the first floor. Recent upgrades including a new boiler (2023) and updated windows (2023) ensure modern comfort and efficiency. Outside, the enclosed rear garden offers an easy-to-maintain space with a private rear gate, while two external storage cupboards add convenience. Communal parking is available nearby, further enhancing the practicality of the home. With excellent schools, shops, healthcare services, and Norwich city centre all close at hand, this property blends modern updates with everyday convenience.

- Tucked away in the popular NR6 postcode, ideal for first-time buyers or young families
- Three well-proportioned bedrooms offering flexibility for family, guests, or home office use
- Stylish family bathroom newly fitted in 2023 with shower over bath
- New boiler installed in 2023 for added comfort and efficiency
- Updated windows and double glazing (2023) providing modern energy performance
- Bright and spacious lounge with patio doors leading directly into the rear garden
- Well-kept, enclosed garden with private rear gate for convenience
- Two external storage cupboards plus nearby communal parking
- Excellent local amenities including schools, shops, healthcare, and green spaces



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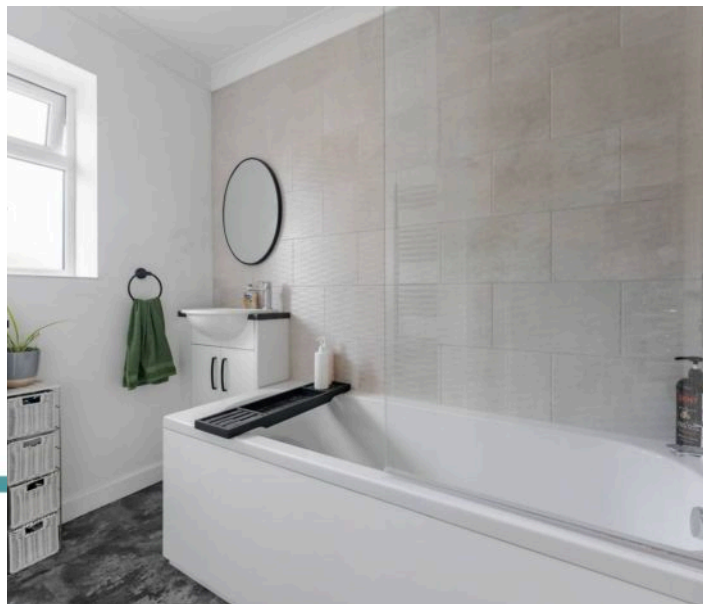
The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of The Warren enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors. Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.



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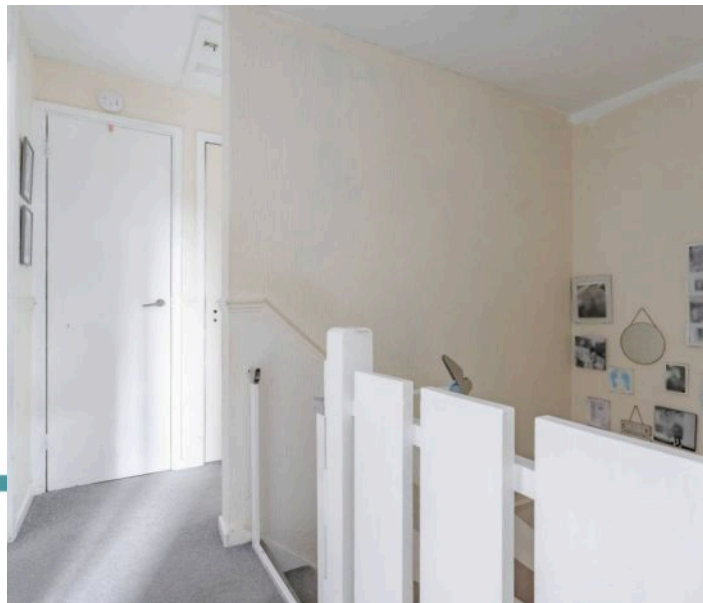
Norwich

Bussey Road, Old Catton

Beautifully presented and ready to move straight into, this three-bedroom mid-terrace home is an ideal choice for first-time buyers or young families. Tucked away in the ever-popular NR6 postcode, the property combines a practical layout with a private rear garden, modern updates, and convenient access to excellent local amenities.

On the ground floor, a welcoming entrance hall gives access to both the kitchen and lounge. The kitchen is well-planned with a range of fitted units, space for appliances, and a front-facing window that brings in plenty of natural light. At the rear of the property, the lounge offers generous proportions and patio doors leading directly into the garden, creating a bright and sociable living space.

Upstairs, the landing connects to three good-sized bedrooms. The main bedroom enjoys peaceful views over the garden, while the second bedroom features a useful built-in cupboard. The third bedroom is perfectly suited as a child's room, guest space, or home office. A stylish family bathroom, newly fitted in 2023 with a shower over the bath, completes the first-floor accommodation.



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This home has been further enhanced with a new boiler installed in 2023 and updated double glazing and windows in 2023, offering both energy efficiency and peace of mind for the future.

Outside, the property benefits from a well-kept, enclosed garden that is mainly laid to lawn for easy maintenance. A private rear gate provides additional convenience, while two external storage cupboards at the front of the house add further practicality. Communal parking is also available nearby.

The location is a real advantage, offering a wide range of local facilities including shops, healthcare services, a library, community centre, and green spaces. Families are particularly well catered for with nearby schools such as Catton Grove Primary and Angel Road Infant School. With Norwich city centre just a short distance away, this is a home that combines comfort, convenience, and community.

This is a superb opportunity to secure a well-presented property in a sought-after location – the perfect first step onto the property ladder or a comfortable home for a growing household.

Agents Note

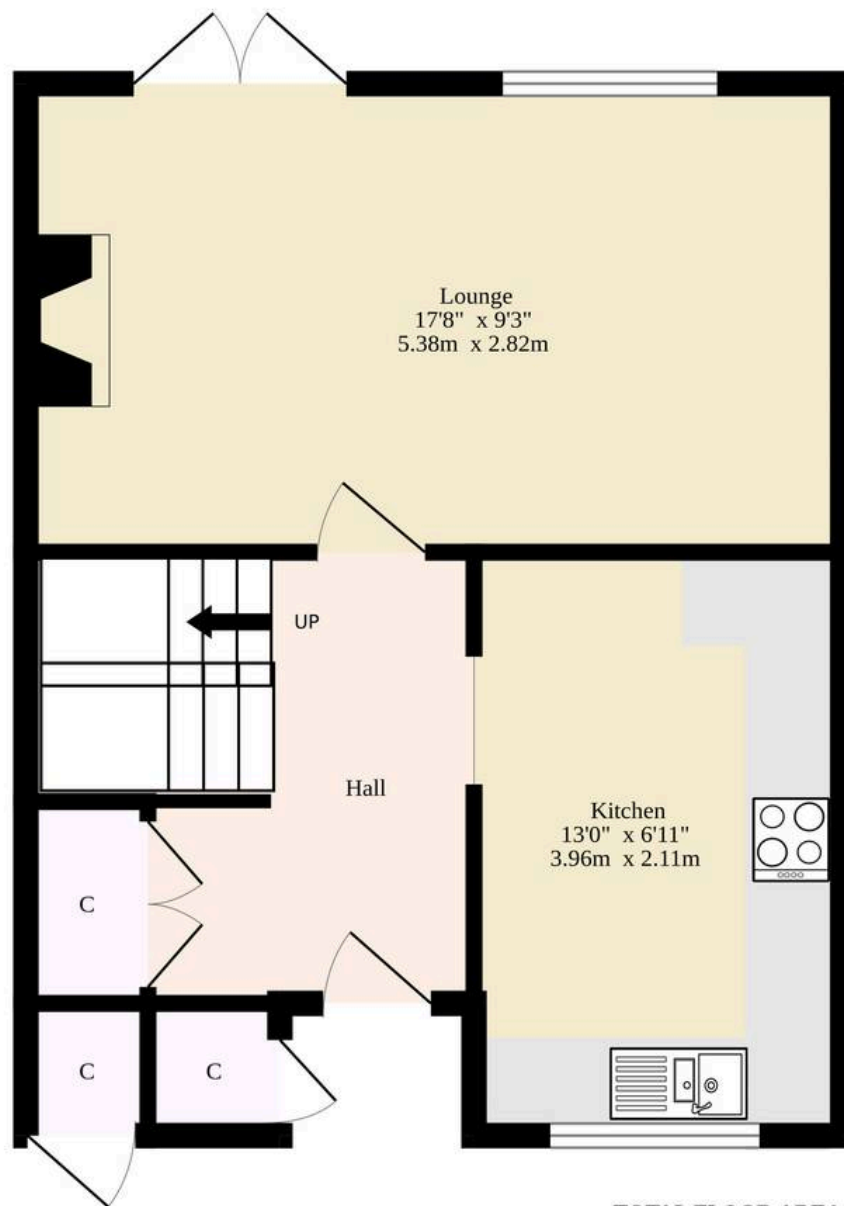
Sold Freehold

Connected to all mains services.

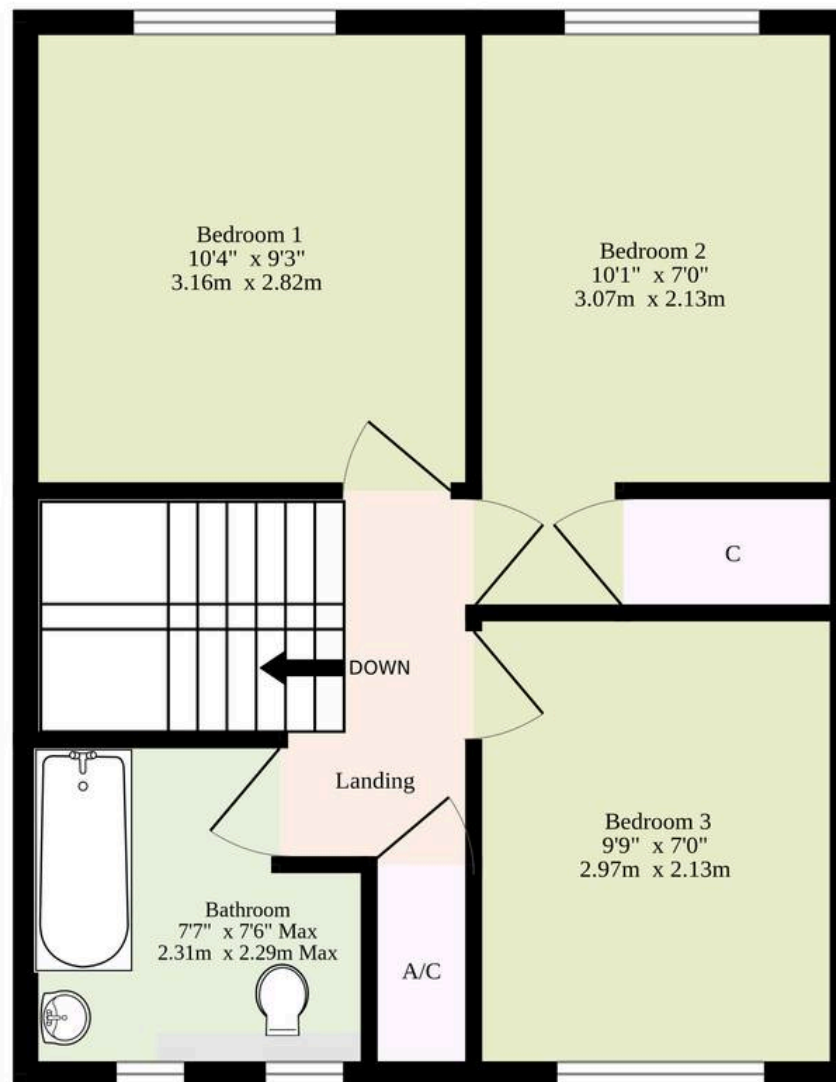


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Ground Floor
458 sq.ft. (42.5 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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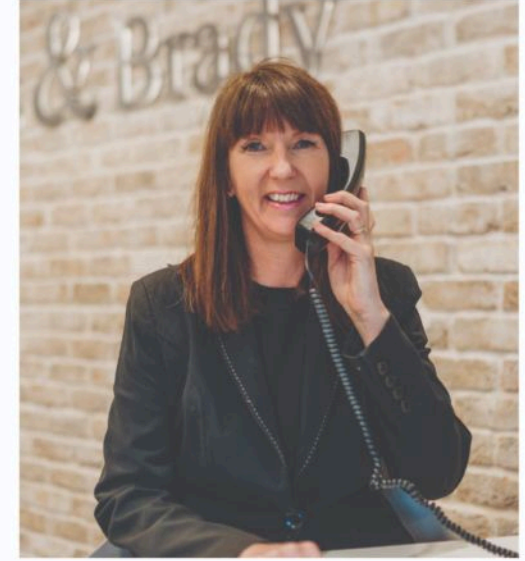
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Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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