



Newlands Tunstead Road, Sco Ruston

Norwich



Minors & Brady

# Newlands Tunstead Road

Sco Ruston, Norwich

Light-filled and spacious, this three-bedroom detached bungalow offers practical, adaptable living on a generous wrap-around plot of approximately one-third of an acre (stms). The home features a 20ft living room and a conservatory that overlook the gardens, creating inviting spaces for everyday life and entertaining. Three well-proportioned bedrooms, a functional kitchen, and a traditional bathroom with separate WC provide comfortable accommodation, while the extensive grounds, vegetable beds, and ornamental pond allow for outdoor activities and gardening. A shingle driveway and integral garage offer convenient parking and storage. Within easy reach of Coltishall, Hoveton, and Wroxham, and Norwich just a short drive away, the property offers practical living with room to personalise and adapt to your own needs.

## Agents Notes

Freehold

Connected to mains water and electricity.

Electric heating system.

## Please note:

**This property contains asbestos and is of a non-standard construction, built using prefabricated brick components.**

**Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.**



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# Newlands Tunstead Road

Sco Ruston, Norwich

- Three-bedroom detached bungalow offering 1,134 sqft of versatile living accommodation, in the quaint Norfolk village of Sco Ruston
- Wrap-around plot of approximately one-third of an acre (stms) with potential for extension or redevelopment (stpp)
- 20ft living room featuring a large window and brick fireplace, providing a comfortable space for relaxation
- 20ft conservatory extending the reception space, ideal for dining or additional seating with views over the gardens
- Fitted kitchen with freestanding oven and space for under-counter appliances, ready to personalise
- Three bedrooms, including a versatile third bedroom suitable as a home office, nursery, or dressing room
- Extensive gardens with sweeping lawns, established flower beds, mature trees, vegetable beds, and ornamental fish pond
- Gated shingle driveway offering off-road parking for several vehicles
- Integral garage with internal access, offering storage, workshop potential, or conversion to additional accommodation (stpp)
- Easy access to Coltishall, Hoveton, Wroxham and the city of Norwich, offering a wide range of essential amenities



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Sco Ruston, Norwich

## Sco Ruston

Tunstead Road sits within the small, peaceful village of Sco Ruston in Norfolk, surrounded by open countryside and farmland, giving it a distinctly rural feel while remaining well-connected. The village is approximately 2 miles northeast of Coltishall, with Hoveton and Wroxham around 3 miles south, providing access to a broader selection of shops, cafes, and services. Norwich lies about 10–11 miles southwest, making city amenities reachable within a 25–30 minute drive.

For everyday shopping, local convenience stores in Coltishall and Hoveton cater to essentials, while larger supermarkets, including Tesco, Sainsbury's, and Waitrose, are within a short drive in Wroxham and North Walsham. Families are served by Tunstead Primary School nearby, with secondary schooling available at Broadland High School in Hoveton and additional primary options in Coltishall.

Transport links are practical for rural living: local bus routes connect the village to Wroxham, Hoveton, and Norwich, while rail access is available from Hoveton & Wroxham station on the Bittern Line, linking to Norwich and the north Norfolk coast. The area supports an outdoor-oriented lifestyle, with proximity to the Norfolk Broads offering boating, walking, and cycling opportunities, alongside village pubs, local events, and quiet countryside lanes for everyday recreation.



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Sco Ruston, Norwich

This three-bedroom detached bungalow sits on a substantial wrap-around plot of approximately one-third of an acre (stms), offering flexible accommodation and potential for further development (stpp). Set against open country fields, the property provides a practical and comfortable home with the opportunity to update, extend, or personalise according to your own preferences. With 1,134 sqft of well-proportioned living space, the home is chain-free and ready for immediate occupation.

A welcoming entrance hall leads into bright and well-proportioned reception areas. The 20ft living room features a large window and a brick fireplace, creating a comfortable space for daily living and entertaining. The 20ft conservatory extends the reception space, offering clear views of the wrap-around gardens. This room provides ample space for seating or a dining area, enhancing the functional living areas of the home.

The kitchen is fitted with a range of units and includes a freestanding oven and under-counter areas for appliances. The layout provides a practical workspace with scope to personalise and modernise according to taste. The space connects easily to the conservatory, offering flexibility for both cooking and dining arrangements.



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The property has three bedrooms, all bright and well-proportioned. The third bedroom can be used as a home office, dressing room, or nursery, providing flexibility to suit individual needs. The bathroom comprises a traditional two-piece suite, with a separate WC, maintaining a straightforward and functional layout.

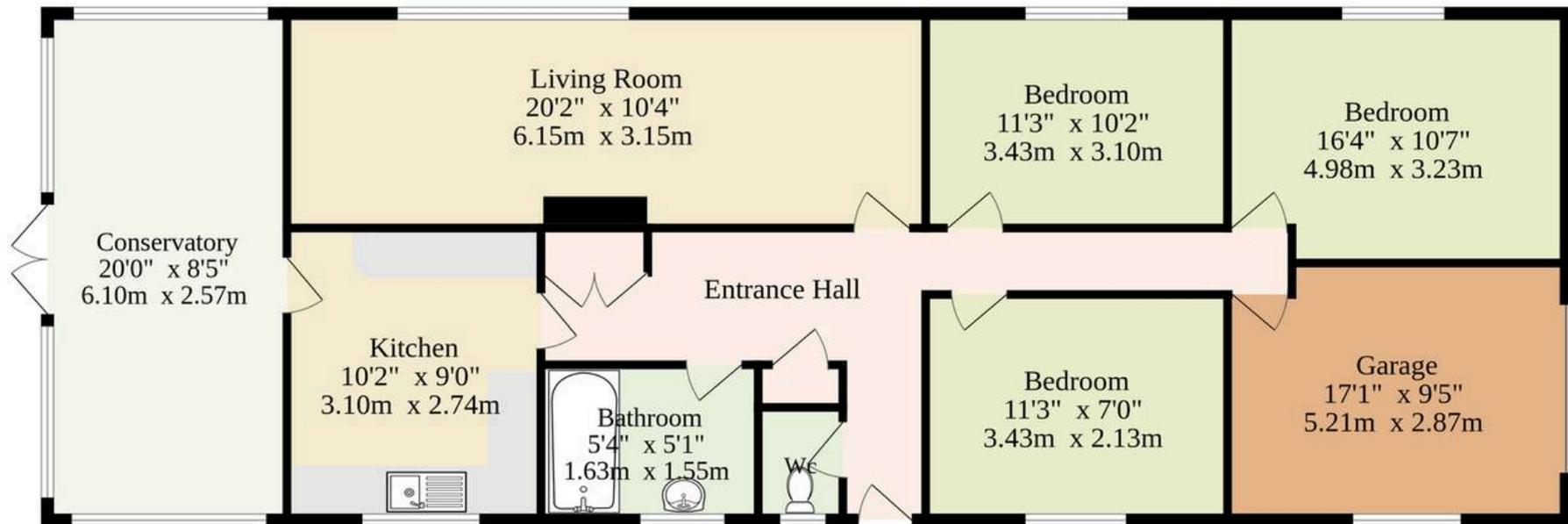
The grounds extend to approximately one-third of an acre (stms) and include lawns, established beds, mature trees, and several seating areas. A timber storage shed and vegetable beds are included, offering space for practical outdoor use. The gardens wrap around the property, with an ornamental fish pond at the front adding interest and character.

Gated access leads to a shingle driveway providing off-road parking for multiple vehicles. An integral garage is accessible both from the driveway and internally from the house, offering storage space or potential conversion to additional accommodation (stpp).

This Sco Ruston bungalow presents a practical home with flexible accommodation, substantial gardens, and the scope to adapt the property to suit personal requirements.



**Ground Floor**  
**1134 sq.ft. (105.4 sq.m.) approx.**



Sqft Includes The Garage.

**TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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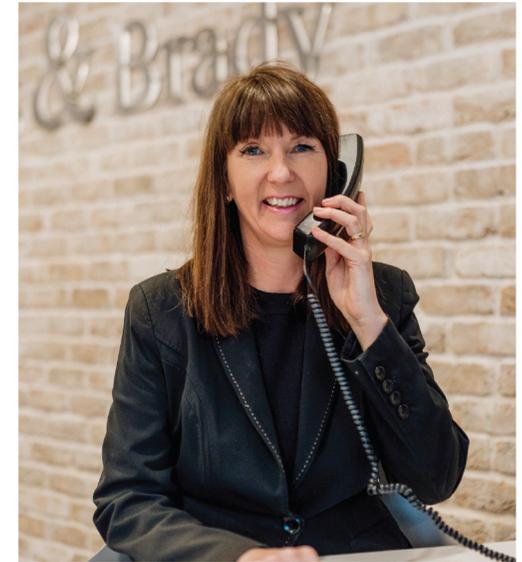
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