



36 Ruskin Road, New Costessey

Minors & Brady



36 Ruskin Road

New Costessey, Norwich

Spacious bungalow living, a beautiful tiered garden and no onward chain combine to create a fantastic opportunity in a sought-after setting. Offering approximately 1,027 sq. ft. of well-maintained accommodation, this detached bungalow features two double bedrooms, a versatile third bedroom or study, a comfortable lounge, kitchen/dining room, conservatory, utility room and attached garage. While lovingly cared for throughout, the property also offers excellent potential for modernisation, allowing buyers to add their own style over time. Outside, the attractive brickweave driveway and characterful curved storm porch create an excellent first impression, while the enclosed rear garden is a true highlight, enjoying a wonderful tiered layout with steps leading down to a large lawn and pleasant views beyond. A superb home for families, downsizers and anyone seeking generous living space in a peaceful setting.

- Detached bungalow offered with no onward chain
- Approximately 1,027 sq. ft. of versatile single-storey accommodation
- Two double bedrooms plus a flexible third bedroom, study or hobby room
- Spacious lounge with a feature fireplace and excellent natural light
- Kitchen/dining room with well-maintained wood-style units and scope for modernisation
- Bright conservatory overlooking the garden, ideal for relaxing year-round
- Separate utility room and attached garage providing excellent storage and practicality
- Attractive frontage featuring a brickweave driveway, off-road parking and a characterful curved storm porch
- Beautiful enclosed tiered rear garden with steps leading to a substantial lawn and pleasant views beyond





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New Costessey, Norwich

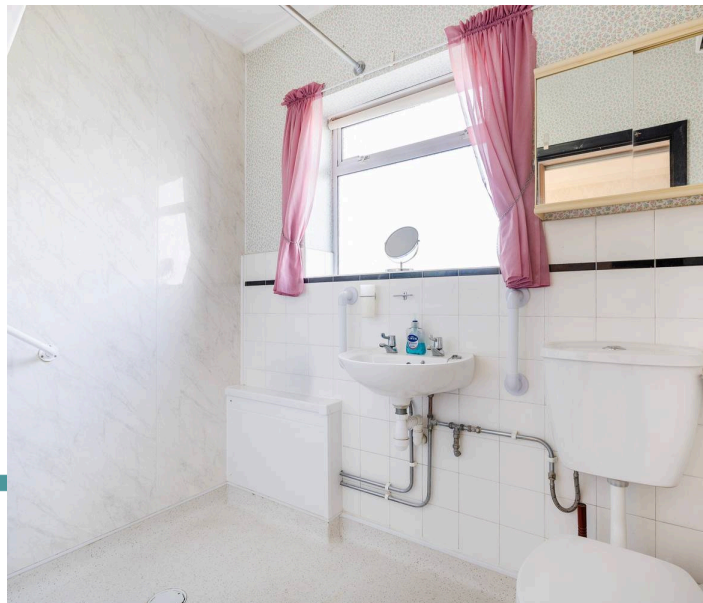
The Location

The property enjoys a convenient position within a popular residential area on the western outskirts of Norwich, offering an excellent balance of community living and everyday convenience.

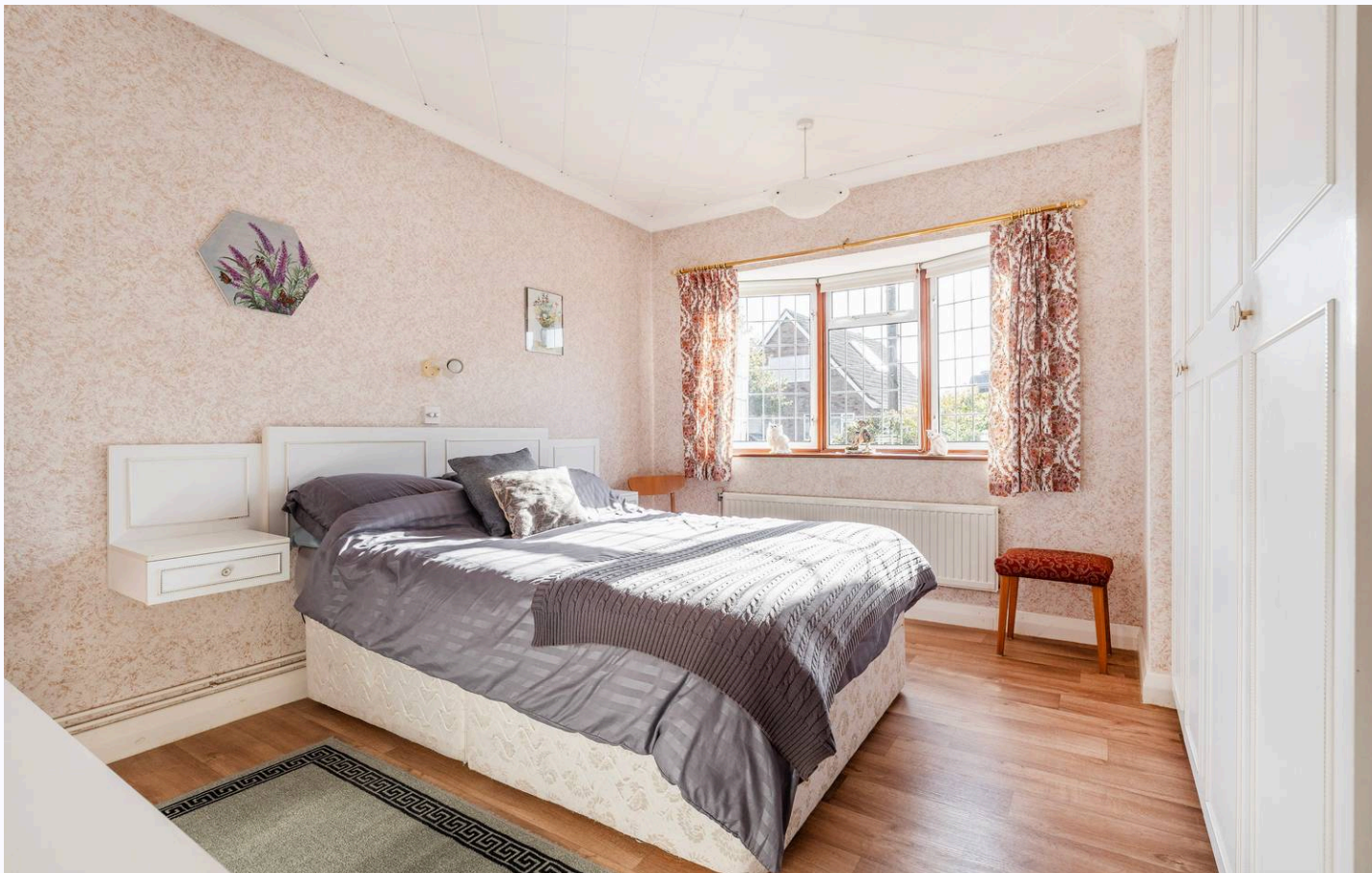
The area is particularly popular with families and professionals alike, thanks to its range of nearby amenities, well-regarded schools and straightforward access into the city centre. Local shops, convenience stores, cafés and essential services are all within easy reach, while larger supermarkets and retail outlets can be found just a short drive away, catering for all day-to-day needs.

Families are well served by a selection of schooling options for children of all ages, with a number of primary and secondary schools located nearby. The area also benefits from a variety of recreational facilities, green spaces and local parks, providing plenty of opportunities for outdoor activities and leisure pursuits.

For commuters, the location offers excellent transport connections. Regular bus services provide direct routes into Norwich city centre, while nearby road links give easy access to the A47, connecting to surrounding towns and villages across Norfolk. Norwich Railway Station and Norwich International Airport are also both within convenient reach, making travel further afield simple and accessible.



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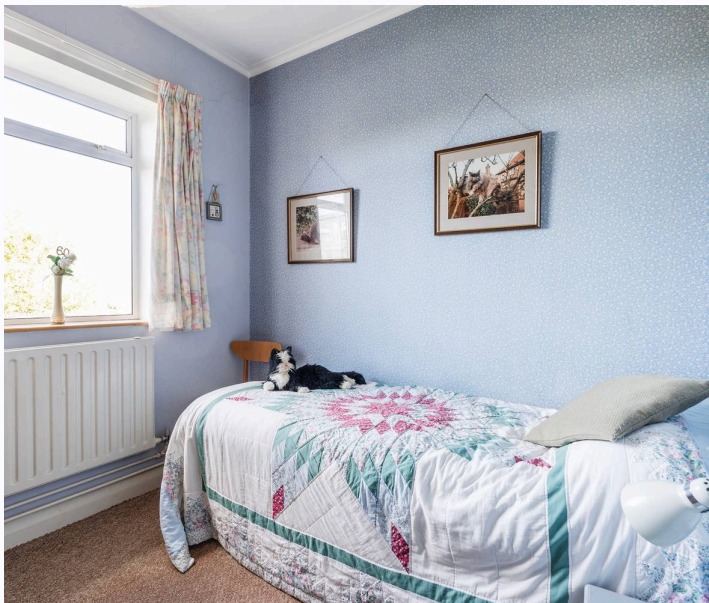
Ruskin Road, New Costessey

Occupying a delightful position and offered with no onward chain, this well-maintained detached bungalow presents an exciting opportunity for buyers seeking a comfortable home with generous room proportions, beautiful outdoor space and scope to modernise over time. Extending to approximately 1,027 sq. ft., the property has clearly been well cared for throughout its ownership and offers practical single-storey living in a peaceful setting.

The attractive frontage immediately creates a welcoming first impression, with a **brickweave driveway** providing off-road parking and a distinctive **curved brick storm porch** adding character and kerb appeal. Upon entering, a central hallway provides access to all principal rooms and creates a natural flow throughout the accommodation.

To the front of the property, the spacious lounge enjoys excellent proportions and benefits from a feature fireplace, creating a comfortable environment for both relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the bright and airy feel.

The bungalow offers **two well-sized double bedrooms**, both featuring attractive bay windows and ample space for freestanding furniture. A further room provides excellent versatility and could be utilised as a third bedroom, nursery, hobby room or home office depending on individual requirements. The wet room serves the accommodation and is conveniently positioned alongside the bedrooms.



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Towards the rear of the property, the kitchen/dining room acts as the heart of the home. Fitted with a range of **wood-style cabinetry**, the space offers plenty of storage and worktop space alongside room for dining furniture. While perfectly functional and well maintained, buyers may wish to modernise the kitchen over time to suit their own tastes and requirements. The adjoining conservatory provides a wonderful additional reception space, enjoying pleasant views over the garden and creating an ideal place to sit and unwind throughout the year.

Further practical benefits include a separate utility room and an attached garage, offering valuable storage, workshop potential or secure parking.

Outside is where this charming home truly comes into its own. The enclosed rear garden is a particularly special feature, enjoying an attractive outlook and a wonderful sense of privacy.

Thoughtfully arranged across different levels, the garden offers a **tiered design with steps leading down to a substantial lawned area**, creating interest and making the most of the plot. Mature planting, established borders and various seating areas provide plenty of opportunities to enjoy the surroundings, whether entertaining guests, gardening or simply relaxing outdoors. The elevated position also helps capture lovely views across the garden and beyond.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 95.4 sq. metres (1027.4 sq. feet)



Total area: approx. 95.4 sq. metres (1027.4 sq. feet)

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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.

Plan produced using PlanUp.

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