

10 Ruskin Road, New Costessey

Minors & Brady

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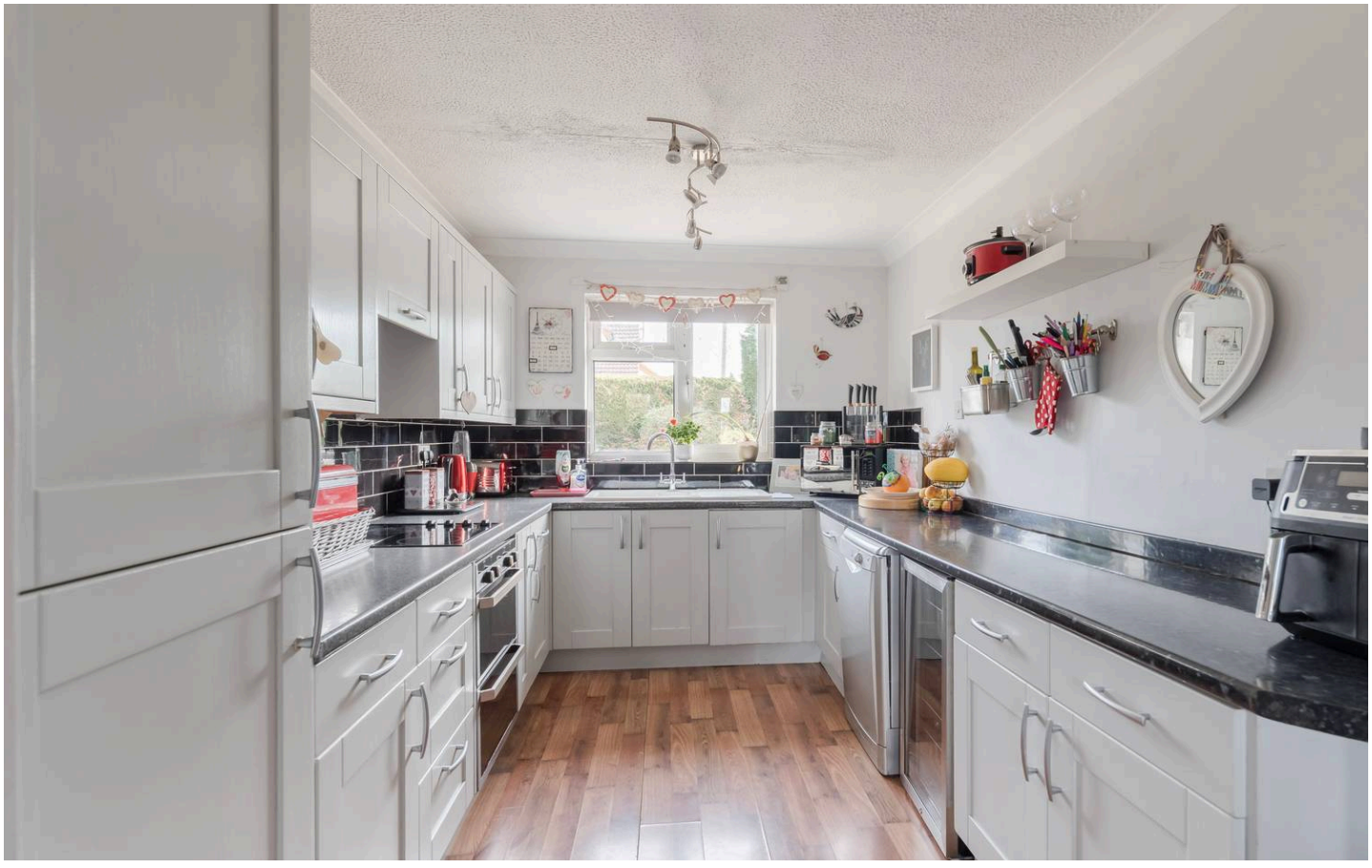
New Costessey, Norwich

Occupying a desirable position within a highly sought-after residential location, this impressive four-bedroom link-detached bungalow offers the perfect combination of space, style and practicality for modern family living. Beautifully presented throughout and ready to move straight into, the property showcases a spacious kitchen/dining room forming the heart of the home, a generous living room with adjoining conservatory, four well-proportioned bedrooms, ample off-road parking and a large recently landscaped rear garden. Offering versatile accommodation, excellent outdoor space and a turn-key finish, this is a home perfectly suited to growing families seeking comfort, convenience and room to enjoy for years to come.

The Location

Ruskin Road is situated within New Costessey, a well-established residential area on the western edge of Norwich that appeals to a broad range of buyers, wanting convenient access to both the city and the surrounding Norfolk countryside. The location offers a balance between everyday practicality and a more relaxed suburban setting, with a wide range of amenities available close at hand. New Costessey benefits from a strong sense of community and has developed into one of the city's most accessible residential districts, particularly for those working at the University of East Anglia, Norfolk and Norwich University Hospital, the Norwich Research Park and the wider west Norwich employment areas.

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For day-to-day shopping, residents are well served by the Longwater retail area, approximately 1.5 miles away, where facilities include Sainsbury's Superstore, Marks & Spencer Foodhall, Boots, The Range, Pets at Home, Sports Direct, Costa and a variety of additional retail and dining options. Further shopping, cafés, restaurants and cultural attractions can be found in Norwich city centre, around 4 miles east, offering everything from independent boutiques and speciality food stores to national retailers and riverside dining. Healthcare needs are well catered for, with local GP practices, pharmacies and the Norfolk and Norwich University Hospital situated within approximately 3 miles of the property.

The area is particularly popular with families due to the range of educational provision available nearby. Schools serving the locality include Queens Hill Primary School, St Augustine's Catholic Primary School, Ormiston Victory Academy and City Academy Norwich, while the University of East Anglia lies approximately 2.5 miles away. The presence of the university, hospital and research park also contributes to the area's appeal among academic, healthcare and professional communities.

Ruskin Road enjoys convenient access to the A1074 Dereham Road and the A47 southern bypass, providing routes towards King's Lynn, Great Yarmouth, Cambridge and the wider regional road network. Norwich Railway Station is approximately 5 miles away, offering direct services to London Liverpool Street, Cambridge and regional destinations, while regular bus services link Costessey with the city centre and surrounding districts.

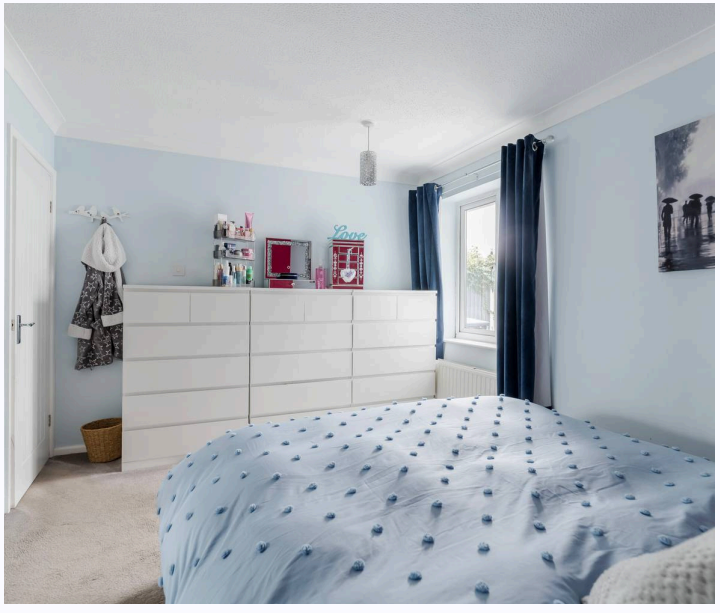
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Beyond its practical advantages, the area offers a variety of leisure and recreational opportunities. Residents can enjoy walks through the nearby River Wensum valley, the open green spaces around Costessey and Bowthorpe, and the extensive network of trails leading into the Norfolk countryside. Norwich offers theatres, galleries, sporting facilities and a vibrant programme of events throughout the year, while the Norfolk Broads and much of the county's coastline can be reached within an hour's drive.

Ruskin Road, New Costessey

The property is approached via a good-sized private driveway, providing ample parking for multiple vehicles. Attractive planting, mature shrubs and established greenery create an inviting first impression and enhance the overall kerb appeal.

Stepping inside, the entrance hall provides a welcoming introduction to the home, offering access to the principal accommodation and creating a practical central hub from which the bungalow flows effortlessly. The well-planned layout ensures a comfortable arrangement of living and sleeping accommodation, ideal for everyday family life.

The living room is a particularly appealing reception room, enjoying a pleasant outlook over the rear garden through a large window that draws in plenty of natural light. A feature fireplace creates a focal point within the room, while the generous proportions provide ample space for a variety of furniture arrangements. Sliding doors lead directly into the conservatory, extending the living accommodation and offering a superb additional reception area.

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The conservatory is flooded with natural light through its glazed elevations and enjoys delightful views across the rear garden. Providing excellent versatility, this space is ideal for use as a garden room, dining area, children's playroom or additional sitting room, with direct access onto the patio creating a seamless connection between inside and out.

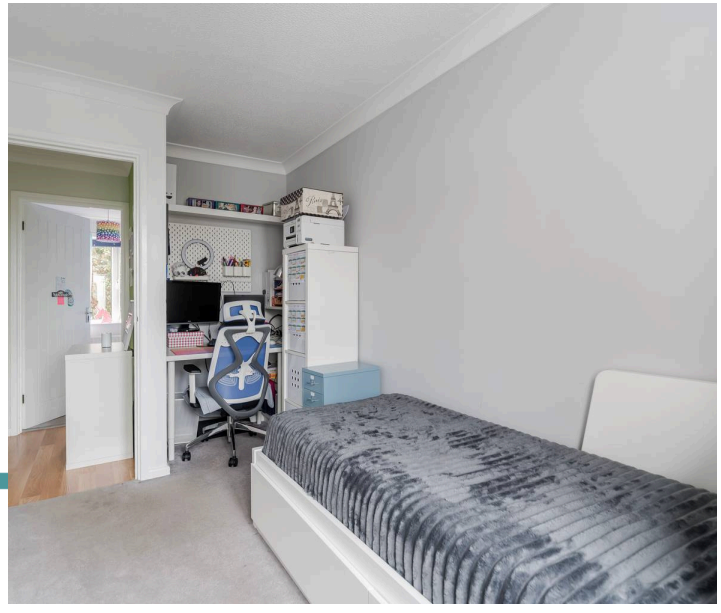
Forming the heart of the home, the kitchen/dining room is thoughtfully designed to cater for both everyday living and entertaining. Fitted with a range of wall and base units complemented by work surfaces, the room provides extensive storage and preparation space. Integrated cooking facilities include a fitted oven and hob, while there is further space for additional appliances. The dining area comfortably accommodates a family dining table, creating a sociable environment for mealtimes and gatherings. A front-facing window allows natural light to fill the room, enhancing the bright and welcoming atmosphere throughout.

Further practicality is provided by the adjoining utility room, which offers additional appliance space and storage solutions. Beyond this, a convenient cloakroom is fitted with a WC and wash basin, adding further functionality to this family-focused home.

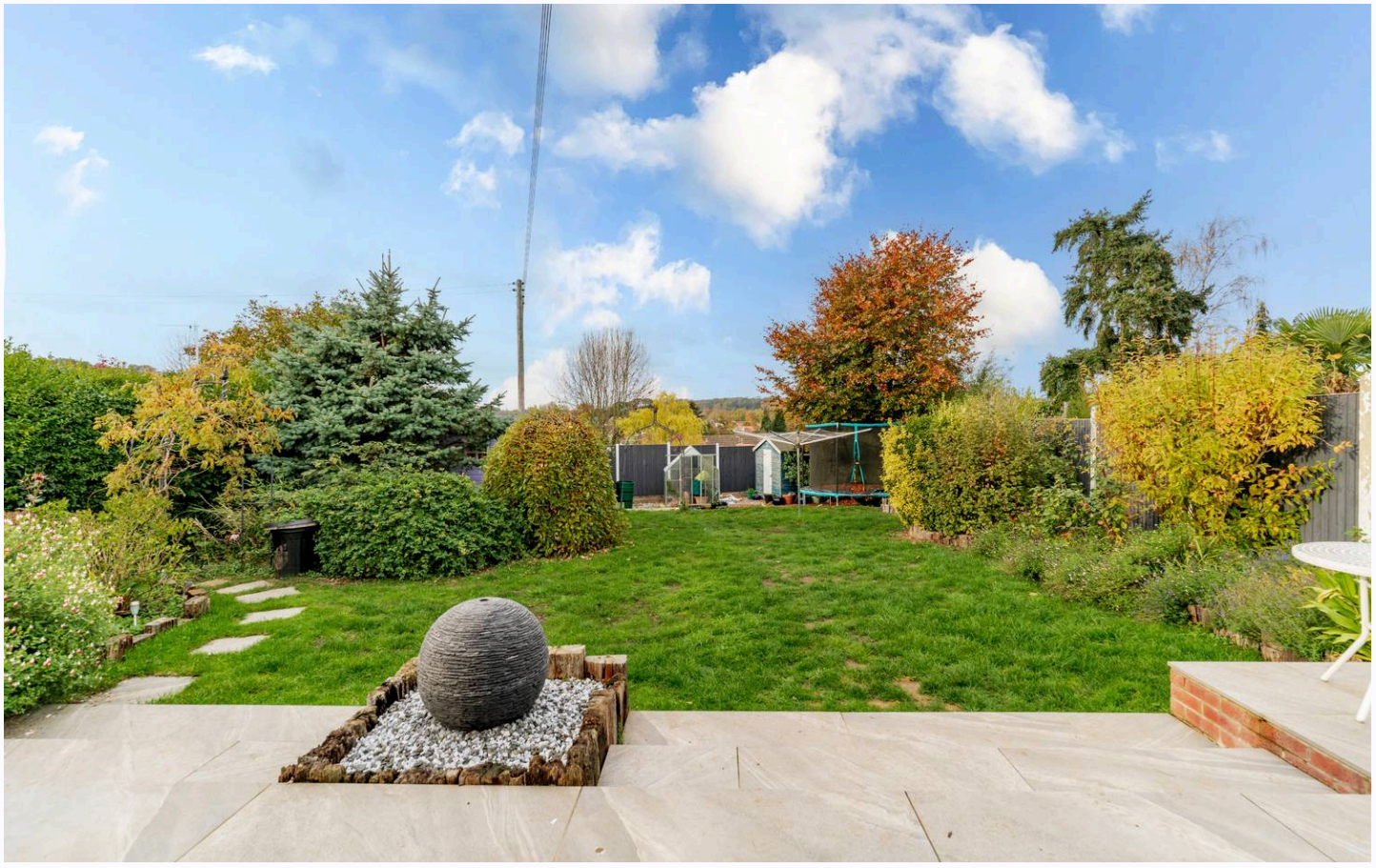
The accommodation continues with four well-proportioned bedrooms, offering flexibility for a range of requirements. The principal bedroom is positioned to the front of the property and benefits from direct access to the utility area, creating potential for a private suite arrangement if desired. The remaining bedrooms are generously sized and enjoy pleasant aspects to either the front or rear, making them equally suitable as children's bedrooms, guest accommodation, hobby rooms or home office space. The versatility of the accommodation ensures the property can adapt to changing family needs over time.

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Serving the bedrooms is a well-appointed family bathroom, fitted with a bath incorporating a shower over, wash basin and WC. A heated towel rail adds a modern touch, while the window provides natural ventilation and light, creating a bright and practical space for everyday use.

Externally, the rear garden is a standout feature of the property. Recently landscaped and notably generous in size, it provides a wonderful environment for families to enjoy throughout the year. A paved patio area immediately adjoins the property, offering an ideal space for outdoor dining, entertaining and relaxation. This leads onto an extensive lawn, providing plenty of room for children to play and for recreational activities. Beyond the lawn, there is a dedicated area currently utilised for growing vegetables, appealing to keen gardeners and those wishing to cultivate their own produce. There is also a timber shed for storage use. Fully enclosed, the garden offers both privacy and security, making it particularly attractive for families with children and pets.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

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Ground Floor

Approx. 116.5 sq. metres (1253.8 sq. feet)



Total area: approx. 116.5 sq. metres (1253.8 sq. feet)

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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