

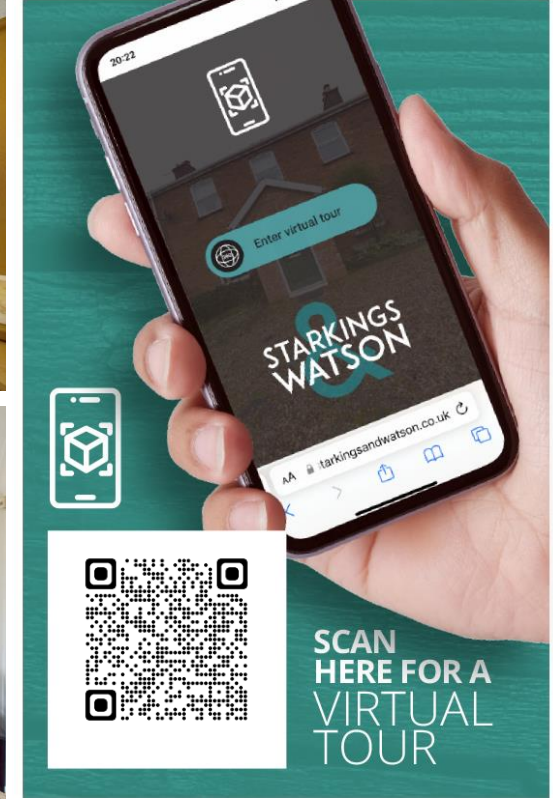
RUSKIN ROAD

# New Costessey, Norwich NR5 0LL

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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- Detached Bungalow
- Over 752 Sq. Ft Of Accommodation (stms)
- Separate Sittng & Dining Room
- Family Bathroom
- Three Bedrooms
- Private Rear Garden
- Driveway & Garage
- Quiet End of Cul-De-Sac Setting

### IN SUMMARY

Tucked away at the very end of the QUIET CUL-DE-SAC this DETACHED BUNGALOW sits peacefully on a corner plot offering ample OFF ROAD PARKING and a BRICK GARAGE. Internally, the property does need some modernisation but has bundles of potential throughout. Offering THREE BEDROOMS, separate sitting and dining rooms as well as a family bathroom. Externally, the property backs on to a PRIVATE rear garden space with patio seating, ideal for enjoying the warmer months.

### SETTING THE SCENE

The property can be found at the end of this quiet cul-de-sac with a shingle driveway providing parking for multiple vehicles and access to the brick garage with up and over door to the front.

### THE GRAND TOUR

Entering the property you are met with an L-shape hallway with additional storage whilst giving access to all rooms within the property. Immediately to your right is the family bathroom, a three piece suite sits

here featuring a bathtub and gas radiator. To your left is the kitchen space, with integrated ovens, electric hob with extraction above and full height integrated fridge/freezer and access to the rear garden. Sitting next to this room is the dining room with carpeted flooring and sliding doors to the rear garden. Through from here is the second bedroom, a double room with built in wardrobe. The smaller of the bedrooms is found in the middle of the property, also with built in wardrobes and the main bedroom sits at the front with a window overlooking the front garden, currently serving as an additional sitting room. The main sitting room sits next to this room with a front facing aspect, this large room offers ample floor space for soft furnishings.

### THE GREAT OUTDOORS

The majority of the rear garden is laid to lawn with a quaint flagstone patio area tucked in the corner leading through to raised planting beds at the side of the garden all surrounded by timber fencing and access door into the garage space.

### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



#### FIND US

Postcode : NR5 0LL

What3Words : ///atom.unions.basic

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

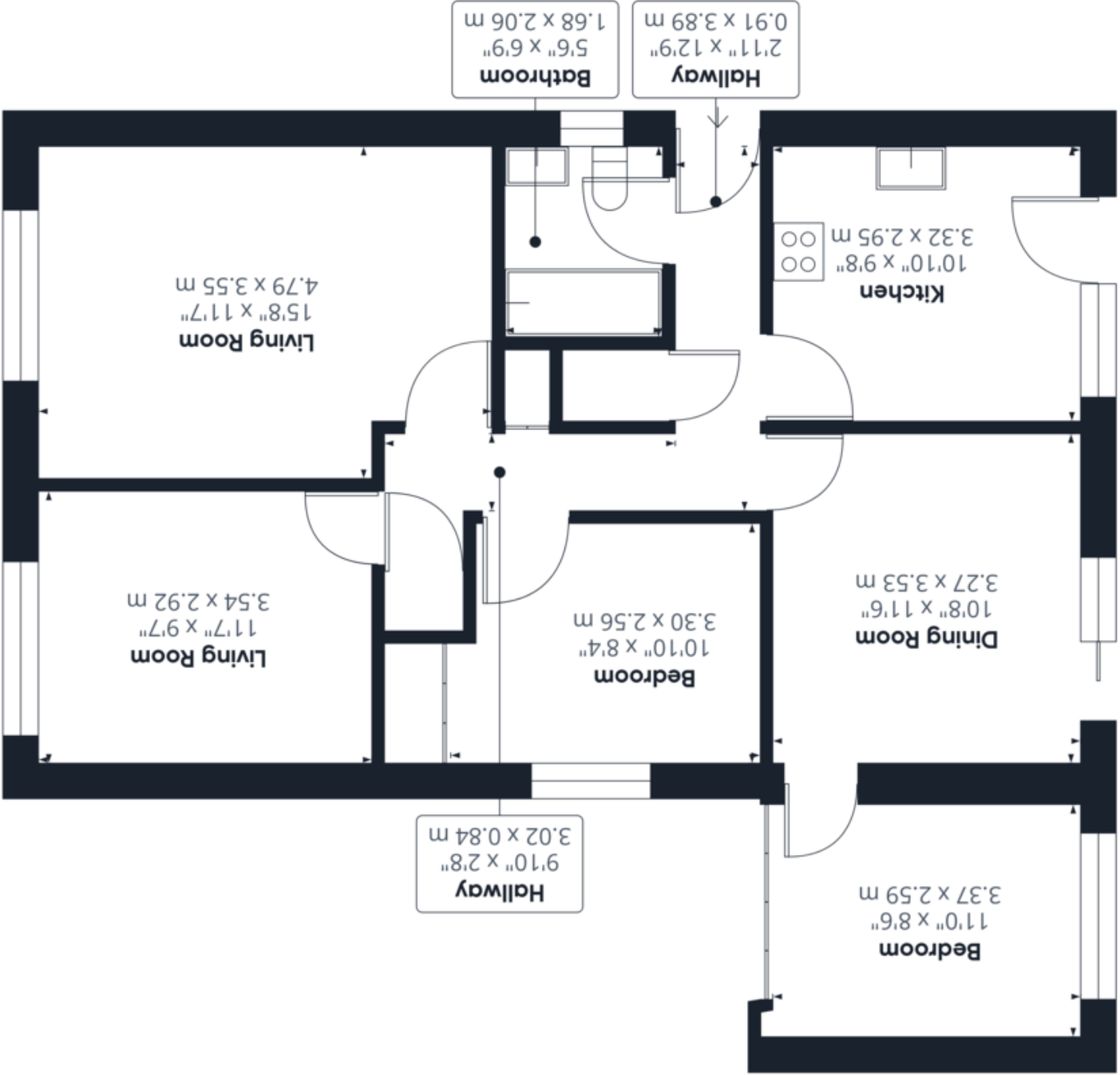
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 857.09 ft<sup>2</sup>  
 79.63 m<sup>2</sup>