



Bush Road, Norwich - NR6 6UF

**STARKINGS  
& WATSON**

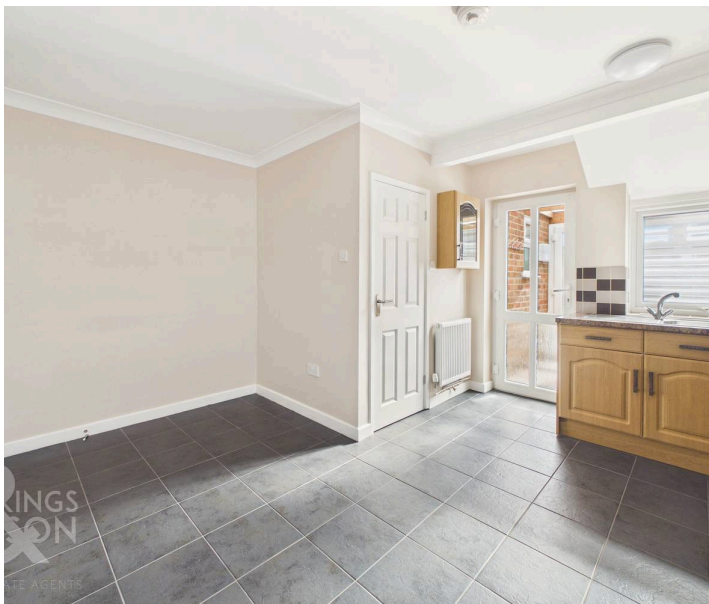
HYBRID ESTATE AGENTS



## Bush Road

Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED BUNGALOW offers an impressive blend of space, style, and versatility, having undergone EXTENSIVE MODERNISING including electrical works, roofing, and a REPLACEMENT GAS FIRED CENTRAL HEATING BOILER with NEW RADIATORS (2024). The heart of the home is the generous 23' SITTING/DINING ROOM, seamlessly connected to the outdoors via patio doors, perfect for entertaining or relaxing. The 13' L-SHAPED KITCHEN/BREAKFAST ROOM provides ample worktop and storage space, ideal for family living or culinary enthusiasts, leading to a practical GARDEN ROOM for further flexibility, whether as a peaceful retreat or home office. THREE SPACIOUS BEDROOMS ensure comfortable accommodation, all served by a RE-FITTED FAMILY BATHROOM complete with a contemporary suite and shower. The property's thoughtful layout and high-quality finishes create a welcoming environment, ready for immediate occupation. The sizeable WEST FACING REAR GARDEN enjoys a bright, sunny aspect throughout the afternoon and evening. The garden is mainly laid to lawn, bordered by established planting and enclosed by TIMBER PANELLED FENCING for privacy and security. A paved patio extends directly from both the sitting room and garden room, providing an ideal space for alfresco dining or summer gatherings.



To the rear, the garden widens behind the GARAGE, offering scope for further landscaping or additional seating areas. Timber gates offer secure access to the TANDEM DRIVEWAY, which provides ample off-road parking and leads to the GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended Semi-Detached Bungalow
- 23' Sitting/Dining Room with Patio Doors to the Garden
- 13' L-Shaped Kitchen/Breakfast Room
- Three Spacious Bedrooms
- Re-fitted Family Bathroom with Shower
- Extensive Modernising Complete including Electrical Works & Roofing
- Replacement Gas Fired Central Heating Boiler & New Radiators in 2024

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



## SETTING THE SCENE

Set back from the road and enclosed with brick wall boundaries, a hard standing driveway offers tandem parking, with access to the further shingled frontage which can offer further parking. Double timber gates open to the side driveway, providing further tandem parking and access to the garage.

## THE GRAND TOUR

A porch and hall entrance with wood effect flooring allows for ease of maintenance, with a clever divide between the bedroom and living accommodation. To the front of the bungalow, two bay fronted bedrooms are finished with fitted carpet and uPVC double glazing, whilst the third bedroom sits adjacent to the kitchen, and once had an opening to create a further dining area leading directly from the kitchen. The extended sitting/dining room is carpeted and offers ample space for soft furnishings and a dining table, with sliding patio doors onto the garden. The kitchen/breakfast room is finished with an L-shaped range of units and space for an electric cooker, with tiled splash-backs, and space for a fridge freezer. The utility lobby houses the gas fired central heating boiler and space for a washing machine, where the family bathroom is then tucked away. Updated and modernised with a white three piece suite, the bathroom includes attractive tiled splash-backs and an electric shower, with tiled flooring and a heated towel rail. Completing the property, the garden room enjoys dual aspect windows, with tiled flooring and a door onto the rear garden.

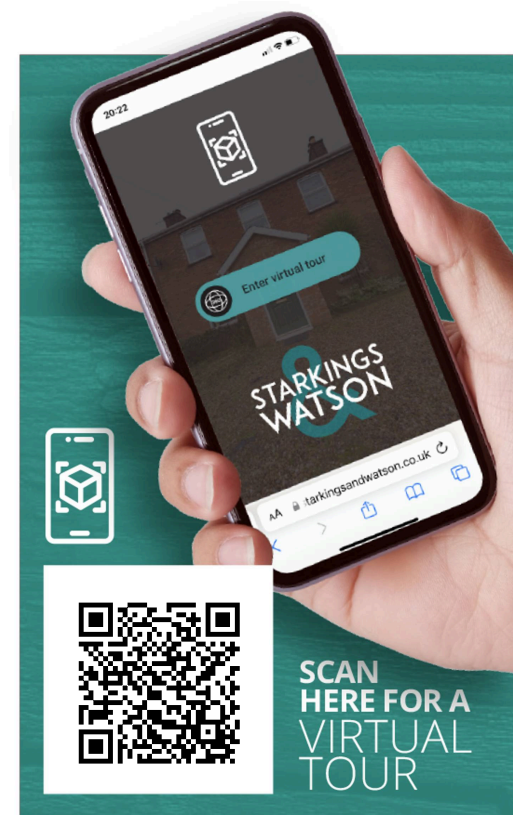
## FIND US

Postcode : NR6 6UF

What3Words : ///using.lion.blame

## VIRTUAL TOUR

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

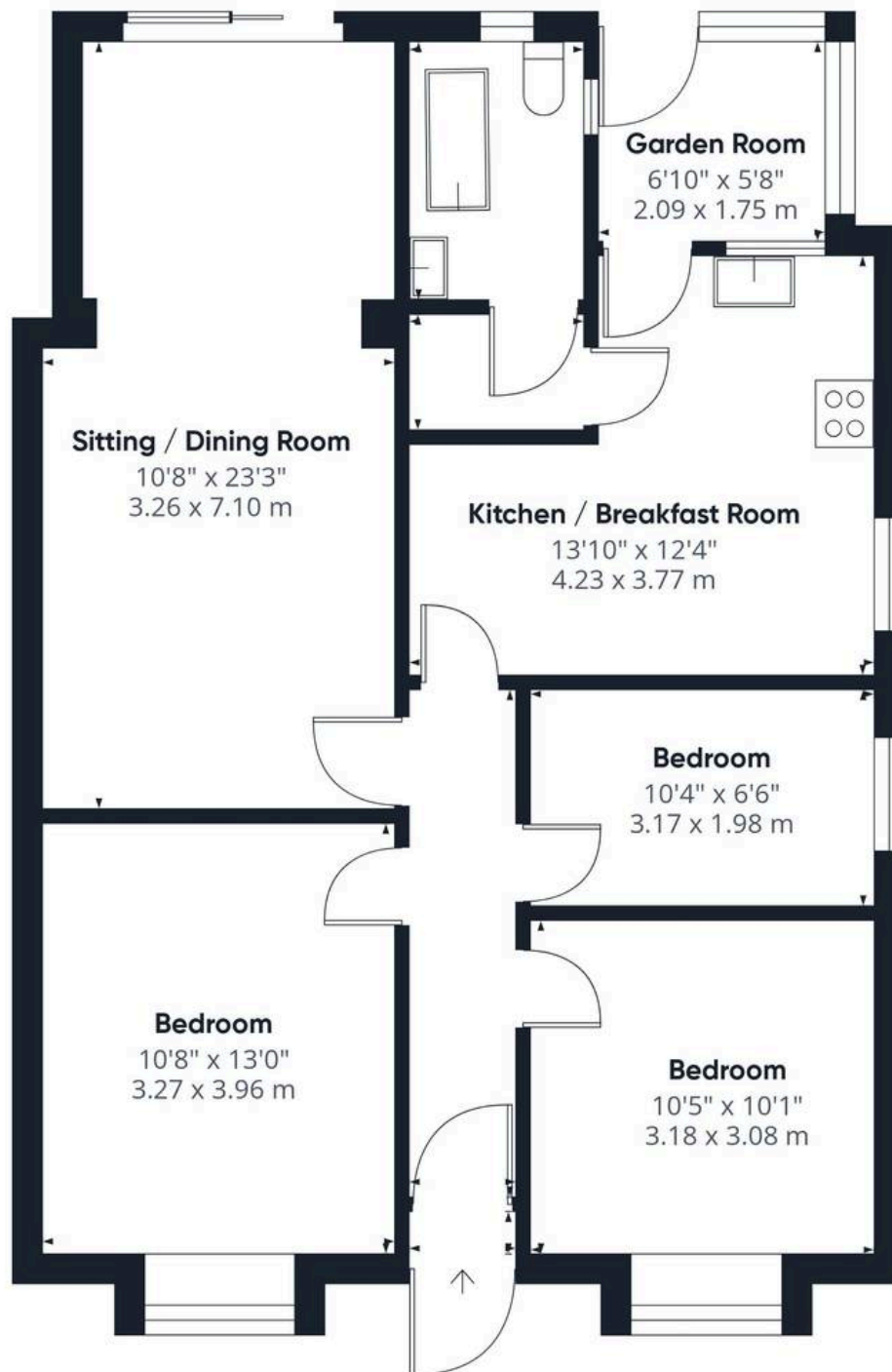




## THE GREAT OUTDOORS

The rear garden enjoys a sizeable west facing lawned space, with a bright and sunny outlook. Enclosed with timber panelled fencing and planted borders, a patio extends from the sitting room and garden room. The garden widens to the rear of the garage, whilst timber gated lead to the tandem driveway and garage. The garage is accessed via an up and over door to front.





Approximate total area<sup>(1)</sup>

839 ft<sup>2</sup>  
78 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.