



5 Cunningham Road, Norwich

Norwich



Minors & Brady

5 Cunningham Road

Norwich

Set on a generous corner plot in the popular Earlham area of Norwich, this end-of-terrace home offers space, potential, and convenience. Perfect for first-time buyers, families, or investors, the property features a welcoming entrance hall, a spacious living room with a traditional fireplace and French doors opening to the garden, and a kitchen/breakfast room with utility space. Upstairs, three bedrooms are served by a wet room and separate WC, ready to be personalised. Outside, the private garden with patio, lawn, and storage sheds, together with a large front garden and driveway, provides ample room for relaxing and entertaining. With the city centre just a short distance away and local amenities close by, this property offers both practicality and lifestyle appeal.

Agents Notes

Freehold

Connected to all mains services.





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- End-of-terrace residence positioned in the popular residential Earlham area, within the vibrant city of Norwich
- Suitable choice for first-time buyers, families or investors
- Generous-size corner plot
- Potential to renovate, with a spacious and flexible layout that can easily adapt to your own preferences and style
- Spacious living room with a traditional feature fireplace and French doors that open out to the garden
- Kitchen/breakfast room fitted with a range of cabinetry, an integrated oven, a gas hob and under-counter areas for appliances, with a separate utility room
- Three bedrooms that is ready to be personalised, along with an easily accessible wet room and a separate WC
- A private garden featuring a patio for seating, a laid to lawn, established shrubbery and two timber storage sheds/workshops
- Large front garden and a paved driveway providing off-road parking
- Easy access to a wide range of amenities, with the city centre being a short distance away



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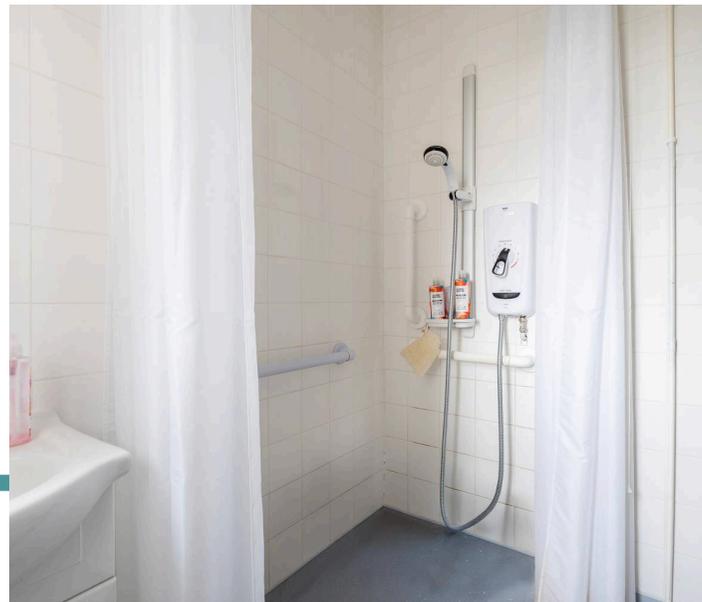
Norwich, Norwich

Location

Cunningham Road is located in the Earlham area, a well-established residential district to the west of Norwich city centre, approximately 2.5 miles from the heart of the city. Residents benefit from easy access to everyday conveniences, with small local shops and services along nearby Earlham Road and Bowthorpe Road, while larger retail parks and supermarkets are a short drive away.

For families, schooling options are within easy reach. The closest primary schools include West Earlham Infant and Nursery School and West Earlham Junior School, both within walking distance, and Bluebell Primary School is also nearby. Secondary education is served by City Academy Norwich, providing schooling just a few minutes from the road.

Transport links are practical: local bus services connect the area to Norwich city centre, the UEA, and surrounding suburbs. The A47 is easily accessible by car, linking the city to wider Norfolk and beyond, while Norwich railway station lies roughly 3 miles east, providing regional and national rail connections. Cycling and walking routes into the city are straightforward, making commuting flexible.



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Positioned on a generous corner plot in the popular residential area of Earlham, this end-of-terrace residence offers a perfect opportunity for first-time buyers, growing families, or investors seeking a property with potential. With a spacious and flexible layout, the home provides a blank canvas to personalise and adapt to your own style.

Step into the welcoming entrance hall, leading through to a bright and airy living room. Here, a traditional feature fireplace adds character, while French doors open onto the garden, seamlessly connecting indoor and outdoor living.

The kitchen/breakfast room is fitted with a range of cabinetry, an integrated oven, a gas hob, and under-counter spaces for appliances, complemented by a separate utility room for added convenience. A rear porch/sun room overlooks the garden, creating a versatile space, alongside a convenient WC.

Upstairs, three bedrooms await your personal touch, served by an easily accessible wet room and a separate WC, offering both practicality and flexibility.

The private garden is a highlight of the property, featuring a patio perfect for outdoor seating, a laid-to-lawn area framed by established shrubbery, and two timber storage sheds or workshops.

To the front, a large garden and paved driveway provide ample off-road parking.

Located within easy reach of a wide range of amenities, with Norwich city centre just a short distance away, this home offers potential, space, and a desirable location for modern living.

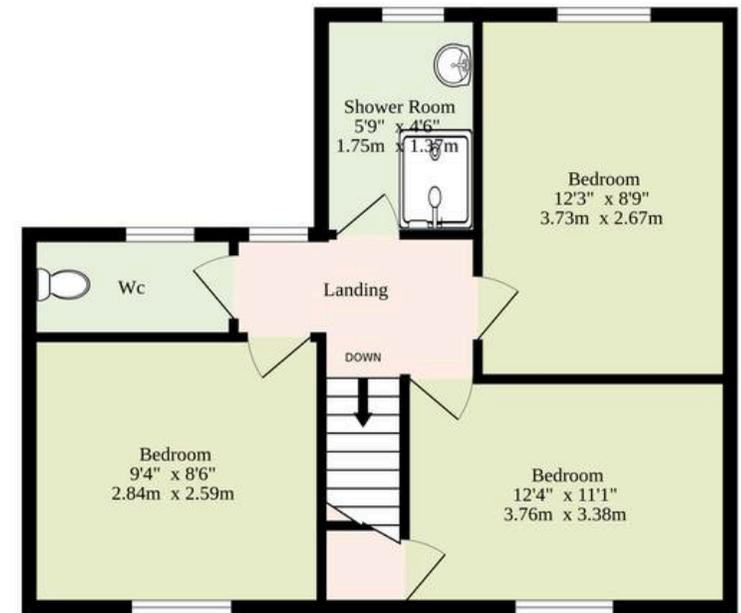
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Ground Floor
738 sq.ft. (68.6 sq.m.) approx.



1st Floor
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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