



36 Buckingham Road, Norwich

Norwich



Minors & Brady

# 36 Buckingham Road

Norwich

This well-presented Eaton home offers an easy, comfortable way of living, with bright interiors, modern fixtures and fittings, and spaces that naturally support family life. From the light-filled living room with its wood burner to the newly fitted kitchen and inviting dining area, the house feels ready to settle into from the moment you arrive. Three lovely bedrooms, a fresh family bathroom and a neatly kept garden with useful outbuildings add to its everyday practicality, while off-road parking and an insulated garage enhance convenience. Set along a peaceful residential road in one of Norwich's most desirable neighbourhoods, it's a home that balances simplicity, comfort and a lifestyle that flows effortlessly.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



M&B



M&B

# 36 Buckingham Road

Norwich

- End-of-terrace residence positioned down a residential road in the desirable area of Eaton, Norwich
- Turn-key interior that can easily adapt to your own preferences and style
- Dual-aspect living room that is filled with an abundance of natural light, also accentuated by a cosy wood burner
- Brand-new kitchen equipped with modern cabinetry, an integrated double oven, a gas hob, a dishwasher and plumbing for a washing machine
- Dining room encouraging family meals and entertaining, complemented by a ground-floor WC for convenience
- Three bedrooms offering comfort and privacy, along with a brand-new family bathroom comprising of a three-piece suite
- A private, well-maintained garden featuring a laid to lawn, established planting, a children's summerhouse and an insulated timber shed with power
- A driveway providing off-road parking and a detached insulated garage with power
- Easy access to Eaton Park, essential amenities, education, transport links and the vibrant city centre



M&B

# 36 Buckingham Road

Norwich

Norwich

Buckingham Road sits in one of Eaton's most established residential pockets, offering a calm, leafy setting while keeping everyday essentials close at hand. The area has a suburban feel with wide residential streets, mature trees and easy walking links into Eaton village, where cafés, pubs and independent shops create a relaxed, community-driven lifestyle. Norwich city centre is typically around 10–15 minutes by car or bus, making it straightforward to reach the cultural, retail and dining heart of the city without sacrificing the quieter pace Eaton is known for.

Everyday shopping is well covered: Waitrose Eaton is the closest full supermarket, with the East of England Co-op on Lovelace Road also nearby for quick top-ups. Larger stores such as Tesco Ipswich Road, Asda Hall Road, and Sainsbury's Brazen Gate are all within a short drive, giving plenty of choice for weekly shopping. Families benefit from a strong selection of schools in the immediate area, including Eaton Primary School, City of Norwich School (CNS), Colman Infant & Junior Schools, and specialist settings such as Eaton Hall Specialist Academy and The Clare School.



M&B

# 36 Buckingham Road

Norwich

Green space is one of Eaton's biggest draws. Eaton Park, one of Norwich's largest and best-loved parks, is close by with its model boating lake, café, sports facilities and wide open lawns. Earlham Park and Heigham Park are also easily reached, offering riverside walks, woodland and space for running or dog-walking. The University of East Anglia (UEA) sits just to the west, placing its lakes, sports facilities and cultural venues such as the Sainsbury Centre within convenient reach.

For wider travel, Norwich Train Station is roughly 15–20 minutes away depending on traffic, providing direct links to London Liverpool Street and regional routes. Norwich Airport is also accessible to the north of the city for domestic and European flights. Altogether, Buckingham Road offers a well-balanced lifestyle: peaceful residential surroundings, strong amenities, excellent green spaces and straightforward access to both the city centre and major transport connections.

## Buckingham Road

Set along a quiet residential road in the desirable Eaton area, this well-presented family home offers a bright, turn-key interior with a welcoming feel throughout. Its adaptable layout and considered updates make it an appealing choice for buyers seeking comfort, practicality and a home that's ready to enjoy.



M&B

# 36 Buckingham Road

Norwich

The entrance hall introduces the calm, light-filled atmosphere that continues throughout. The dual-aspect living room is a generous everyday space, enhanced by a wood burner that brings warmth and character.

The brand-new kitchen forms a key feature of the home, fitted with modern cabinetry and a full suite of integrated appliances, including a double oven, gas hob and dishwasher, with plumbing in place for a washing machine. These fixtures and fittings create a clean, contemporary workspace designed for ease and efficiency.


The adjoining dining room offers a natural setting for family meals and relaxed entertaining, supported by a ground-floor WC.

The landing provides useful built-in storage and leads to three comfortable bedrooms, each offering a sense of privacy. A newly installed family bathroom completes the floor, fitted with a fresh three-piece suite and modern finishes.

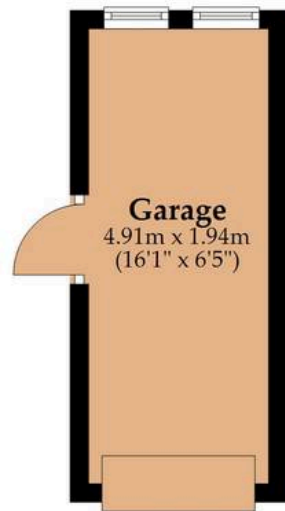
The rear garden is neatly maintained with a lawn, established planting and thoughtful additions for family life. A children's summerhouse sits alongside an insulated timber shed with power, ideal for hobbies, storage or creative use.

To the front, the driveway provides off-road parking, complemented by a detached insulated garage with power, offering further flexibility for storage or workshop use.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

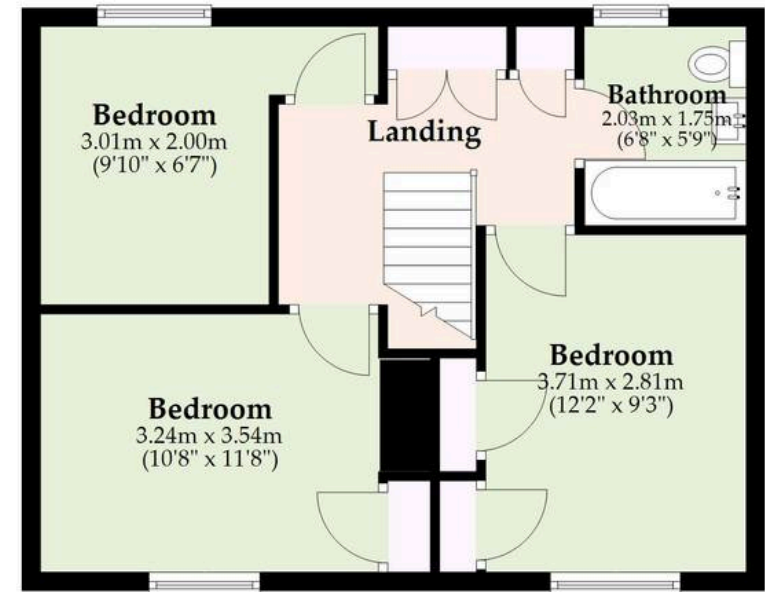
M&B



**Ground Floor**  
Approx. 56.4 sq. metres (607.6 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 100.7 sq. metres (1083.6 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.

# Dreaming of this home? Let's make it a *reality*.



Meet *Liam*  
Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)