



36 Essex Street, Norwich

Minors & Brady



36 Essex Street

Norwich

Golden Triangle living at its finest, this attractive three-bedroom terraced home combines generous living space, period character and a highly sought-after city location. Offering two reception rooms, three well-proportioned bedrooms and a modern family bathroom, the property provides flexible accommodation perfectly suited to modern lifestyles. The bright sitting room and separate dining room create excellent spaces for both everyday living and entertaining, while the kitchen and utility area add further practicality. Outside, a fully enclosed low-maintenance courtyard garden offers private outdoor space without the burden of extensive upkeep. Positioned on the highly desirable Essex Street, just moments from Unthank Road and Norwich city centre, this is an ideal home for professionals, families and first-time buyers alike.

- Attractive mid-terrace home positioned within Norwich's highly desirable Golden Triangle, just moments from Unthank Road and the city centre
- Three well-proportioned bedrooms, including two generous double rooms and a versatile third bedroom ideal as a nursery or office
- Bright and spacious sitting room benefiting from excellent natural light and creating a welcoming everyday living environment
- Separate dining room providing valuable additional reception space, perfect for entertaining, family meals or home working
- Fitted kitchen with useful adjoining utility area, offering practical storage and functionality for modern lifestyles
- Contemporary family bathroom complemented by a welcoming entrance hall and excellent built-in storage throughout the property
- Well-balanced accommodation extending to approximately 899 sq ft, with comfortable room sizes across both floors





36 Essex Street

Norwich

The Location

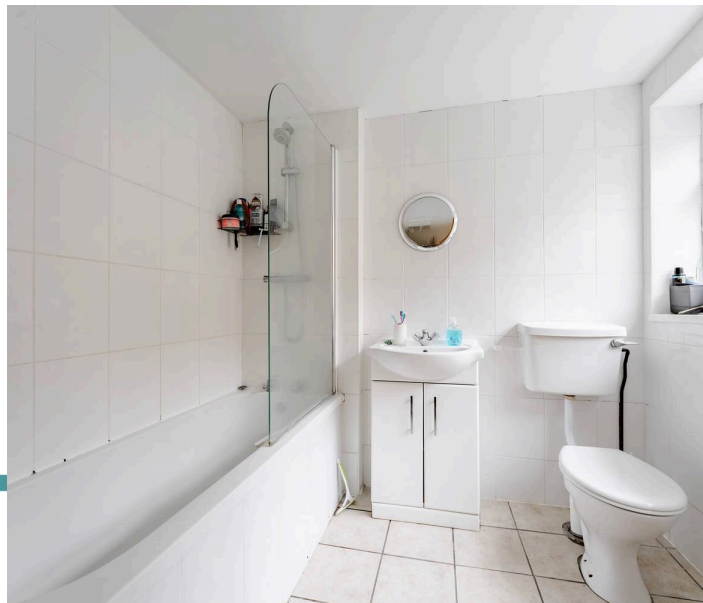
Placed in one of Norwich's most sought-after residential areas, Essex Street offers a truly exceptional location that seamlessly combines city convenience with a strong sense of community. Ideally positioned just to the south-west of the city centre, the area is particularly popular with professionals, families and those seeking easy access to everything Norwich has to offer.

The University of East Anglia and the Norfolk and Norwich University Hospital are both within easy reach, making the location especially appealing for students, academics and healthcare professionals alike.

The property enjoys excellent access to Norwich's vibrant city centre, where an extensive range of independent boutiques, cafés, restaurants, cultural attractions and shopping facilities can be found. The nearby Chantry Place shopping centre, Norwich Market and historic Norwich Lanes further add to the city's appeal.

A particular highlight of the area is its proximity to Unthank Road, one of Norwich's most desirable and vibrant locations. Here, residents can enjoy a fantastic selection of independent cafés, eateries, bars and specialist retailers, creating a lively yet welcoming neighbourhood atmosphere.

Excellent transport connections further enhance the location, with easy access to the A11 and A47, providing routes across Norfolk and beyond. Norwich railway station is also readily accessible, offering direct services to Cambridge, London and other major destinations, making Essex Street an ideal base for commuters and city lovers alike.





36 Essex Street

Norwich

Essex Street, Norwich

Situated within Norwich's ever-popular Golden Triangle, this attractive three-bedroom mid-terraced home offers a fantastic blend of character, space and convenience, all within easy reach of the city centre, Unthank Road and an excellent range of local amenities. Beautifully positioned within one of the city's most sought-after residential areas, the property will appeal to first-time buyers, families, professionals and investors alike.

The accommodation is accessed via a welcoming entrance hall, creating an excellent first impression and providing access to the principal ground floor rooms. To the front of the property, the sitting room is a bright and comfortable living space, benefitting from excellent natural light and generous proportions, making it an ideal setting for both everyday living and relaxing evenings at home.

Beyond the sitting room, a separate dining room provides valuable additional reception space and offers the perfect environment for family meals, entertaining guests or home working. The layout creates a practical flow through the home whilst retaining a sense of separation between living and dining areas.

The kitchen is positioned to the rear of the property and offers ample storage and worktop space for day-to-day living. Adjacent to the kitchen is a useful utility area, helping to keep household appliances neatly tucked away, whilst the modern family bathroom completes the ground floor accommodation.



M&B



36 Essex Street

Norwich

To the first floor, the property offers three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom that would work equally well as a nursery, dressing room or home office. The bedrooms are complemented by a spacious landing area, while excellent built-in storage throughout the home helps maximise practicality.

Outside, the property benefits from a fully low-maintenance courtyard garden, creating a private outdoor space that can be enjoyed without the upkeep associated with larger gardens. Ideal for outdoor seating, potted planting or simply enjoying the warmer months, the courtyard perfectly suits modern lifestyles.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 514.6 sq. feet



First Floor

Approx. 384.0 sq. feet



Total area: approx. 898.6 sq. feet

M&B

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 *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

Minors & Brady

Your home, our market



norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

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



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk