



Constitution Hill  
Norwich

**SOWERBYS**

Family lifestyle is carefully executed within this home, offering spacious downstairs living presented with bi-fold doors granting access to a wonderfully landscaped outdoor space.

The property is decorated throughout with neutral colours and is accompanied with hardwood flooring, neutral carpets and is offered unfurnished.

Instantly, the focus point is the main family room, where relaxed living is combined with space and complemented with floor to ceiling bi-fold doors providing heaps of natural light. Prospective applicants can begin to plan where their furnishings will be placed to create their perfect setting of home. Family life continues in the fully fitted contemporary kitchen, with all integrated appliances ready for an immediate start to home cooking and dining. This fantastic ground floor is complete with a shower room.

Offering three bedrooms, applicants are welcome to utilise these rooms to home their bedroom furnishings and enjoy the time in them. A family bathroom provides the upstairs with a practical yet modern way of living.

Externally, this fantastic home offers off road allocated parking and a garage for storage. As well as this, applicants can expect a wonderfully landscaped garden that offers a slated patio area, garden shed for storage and greenery to surround.

Available now.

## NORWICH

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and

the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art.

Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.

## AGENT'S NOTE

No Pets

Unfurnished

Available Now

Gas Central Heating

12 Month Initial Tenancy

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

## LOCATION

What3Words: [///encounter.chain.frame](https://www.what3words.com/encounter.chain.frame)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

