



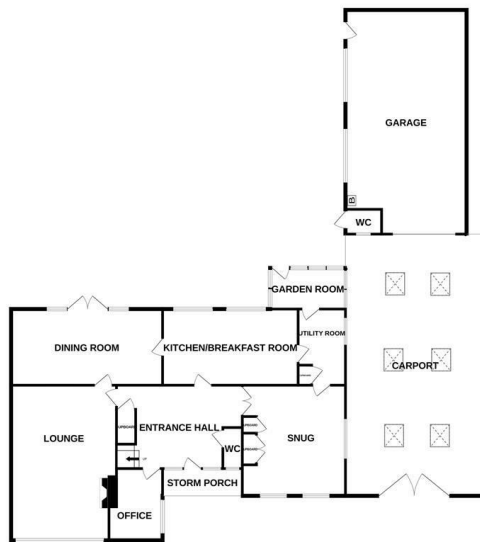
**63 Constitution Hill | | Norwich | NR6 7RW**

**Guide Price £575,000**

**\*\*GUIDE PRICE £575,000 - £600,000 INCREDIBLY SPACIOUS AND RARELY AVAILABLE DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION\*\*** Gilson Bailey are delighted to offer this EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME situated on a particularly requested road to the north of the city. Accommodation comprising large entrance hall, lounge, dining room, kitchen/breakfast room, snug, study, utility room, garden room and WC to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS, a bathroom, shower room and LARGE LOFT ROOM PROVIDING AMPLE STORAGE. Outside there is a LARGE DRIVEWAY AND CARPORT providing off road parking for many cars leading to a LARGE DETACHED GARAGE with power, lighting and a WC so offering potential for an annex or games room (STP) and a WONDERFUL, MATURE REAR GARDEN that isn't overlooked and ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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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## Location

Constitution Hill is situated close by to many local amenities including schooling for all ages, popular shops, pubs, restaurants, doctors, supermarkets and parks to include Sewell Park and Catton Park. There are great public transport links to and from the city centre with ease of access to the Norwich Ring Road, Norwich International Airport and the NDR with links to the Norfolk Broads and North Norfolk coastline.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/breakfast room, snug, study, WC and stairs to first floor.

### Lounge 22'10" x 15'6"

Double glazed window, two radiators, fireplace with gas fire.

### Dining Room 22'3" x 10'7"

Patio doors, radiator.

### Kitchen/Breakfast Room 20'0" x 11'2"

Fitted wall and base units with granite worktops over, sink and drainer, four ring induction hob with extractor over, fitted oven, integrated fridge, dishwasher and microwave, two double glazed windows, radiator.

### Snug 16'3" x 14'7"

Three double glazed windows, two radiators, built in cloaks and cupboards.

### Study 10'5" x 8'5"

Double glazed window, radiator.

### Utility Room 11'2" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, water softener, heated towel rail, frosted double glazed window.

### Garden Room 11'1" x 6'0"

Door to rear garden.

### WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

## First Floor Landing

Doors to four bedrooms, bathroom, shower room and loft room.

### Bedroom One 15'2" x 14'1"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 14'2" x 13'5"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 13'11" x 11'2"

Double glazed window, radiator, built in wardrobes.

### Bedroom Four 11'3" x 10'11"

Double glazed window, radiator, built in wardrobes.

### Bathroom 8'2" x 7'1"

Corner bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Shower Room 10'7" x 7'7"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Loft Room 28'7" x 15'6"

Double glazed window, eaves storage.

## Outside Front

Shingled beds with mature plants, large driveway and carport providing ample off road parking.

### Garage 32'11" x 17'9"

Power, lighting, WC and electric roller door.

## Outside Rear

Patio area leading to lawned garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority


Broadland District Council, Tax Band F.

## Tenure

Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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