



43 Constitution Hill | | Norwich | NR3 4HA

Offers In Excess Of £590,000

****RARELY AVAILABLE DETACHED FAMILY HOME SITUATED ON A STUNNING PLOT MEASURING APPROXIMATELY 1/4 OF AN ACRE**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME located on the requested Constitution Hill in the sought after NR3 area of Norwich within walking distance to the City Centre. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and utility room to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off a spacious landing with office/study space with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a SHINGLED DRIVEWAY to the front providing ample off road parking leading to a SINGLE INTEGRAL GARAGE and to the rear there is an EXTENSIVE, PRIVATE LAWNED GARDEN with patio seating area ideal for entertaining or alfresco dining. 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 to appreciate the size and location on offer.





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.
Made with Metreplan 15025

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 dining room, kitchen, utility room and stairs to first floor.

Lounge 19'7" x 11'5"

Patio doors, radiator, wood burner, doors to dining room and conservatory.

Dining Room 17'0" x 11'10"

Double glazed window, radiator, cast iron fireplace.

Kitchen 16'2" x 11'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, cupboard housing boiler.

Conservatory 16'2" x 15'6"

Double glazed construction with a radiator and patio doors to garden.

Utility Room 8'8" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, low level WC, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'11" x 9'8"

Double glazed window, radiator, built in wardrobes, door to:

En-Suite 7'11" x 2'5"

Shower cubicle, low level WC, hand wash basin.

Bedroom Two 12'5" x 11'5"

Double glazed window, radiator.

Bedroom Three 11'7" x 11'0"

Double glazed window, radiator, built in wardrobes.

Bedroom Four 10'0" x 6'6"

Double glazed window, radiator, storage cupboard.

Bathroom 10'4" x 8'2"

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Shingled driveway providing ample off road parking leading to an integral garage.

Outside Rear

Patio seating area leading to a large lawned garden, mature plants and shrubs, Copper Beach tree, two timber sheds, enclosed by timber fencing.

Local Authority

Norwich City Council, Tax Band E.

Tenure

Freehold

Utilities


Full fibre broadband available.
Mains water and electric.

Agents Note

Please note that there is a Tree Preservation Order in place.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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