



**140 Constitution Hill | | Norwich | NR3 4BB**

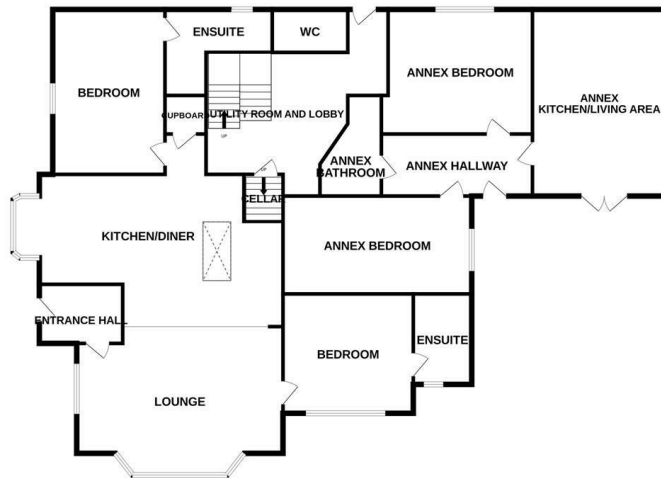
**Guide Price £700,000**

Gilson Bailey are delighted to offer The Constitution Tavern, a former Public House Converted to a Stunning Residence with Annex Originally dating back to 1864 and rebuilt in 1933 by RG Carter for Bullards Brewery, this unique former public house was stylishly converted in 2012. The property is set in a prime NR3 location and now offers versatile accommodation of up to 7 bedrooms including a self-contained two-bedroom annex, perfect for large multi-generational living or rental income. The ground floor features a entrance hall leading into a bright, open-plan living area with original oak parquet flooring, feature fireplace, and dual-aspect bay windows with wooden shutters. The modern kitchen boasts high-end cabinetry, a central island with toughened glass worktops, an atrium overhead, and quality integrated appliances including twin ovens, induction hob, fridge, freezer, and dishwasher. Also on the ground floor are two en suite double bedrooms, a utility room, WC, cellar access, and side lobby.

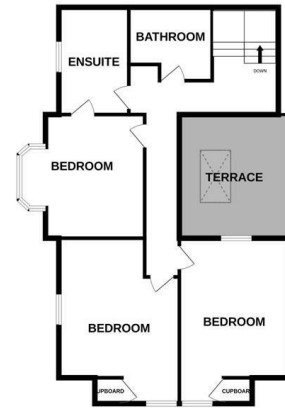
Upstairs are three further well-proportioned bedrooms, the main bedroom benefits from an en suite shower room and a large bay window. A family bathroom serves bedrooms four and five. An impressive decked roof terrace features a newly installed decking and a sleek glass balustrade which offers an ideal spot for morning coffee or evening relaxation. The property is set back from the road with a newly laid driveway providing ample off-road parking. A gated entrance opens into a private garden with lawn, paved seating areas, attractive planters, and a garden shed. The annex offers its own gravelled driveway with space for two vehicles and potential for a garage or cart lodge. The enclosed garden includes a raised decked terrace and brick-built shed. Inside, a light-filled open-plan kitchen/living area benefits from a high vaulted ceiling, French doors to the garden, and modern fittings through There are two bedrooms and a stylish shower room with underfloor heating.



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.

## Entrance Hall

Lounge 22'3" x 14'2"

Kitchen/Diner 30'7" x 16'4"

Bedroom 17'8" x 12'1"

En Suite

Bedroom 12'10" x 11'10"

En Suite

Utility Room 11'10" x 7'6"

Cloakroom

Bedroom 12'4" x 10'3"

En- Suite

Bathroom

Bedroom 14'3" x 11'0"

Bedroom 11'2" x 10'11"

Roof Terrace 18'0" x 10'1"

## Annex

Open Plan Kitchen/Living Area 16'2" x 13'3"

Bedroom One 20'2" x 9'8"

Bedroom Two 13'10" x 9'10"

Bathroom

## Local Authority

Norwich City Council - TBC

## Tenure

Freehold

## Utilities

Mains Gas, Water and Electricity





#### 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>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            | <b>57</b>                  | <b>70</b>                                                                           |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

Norwich City Council, Tax Band B

#### Tenure

Freehold

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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