



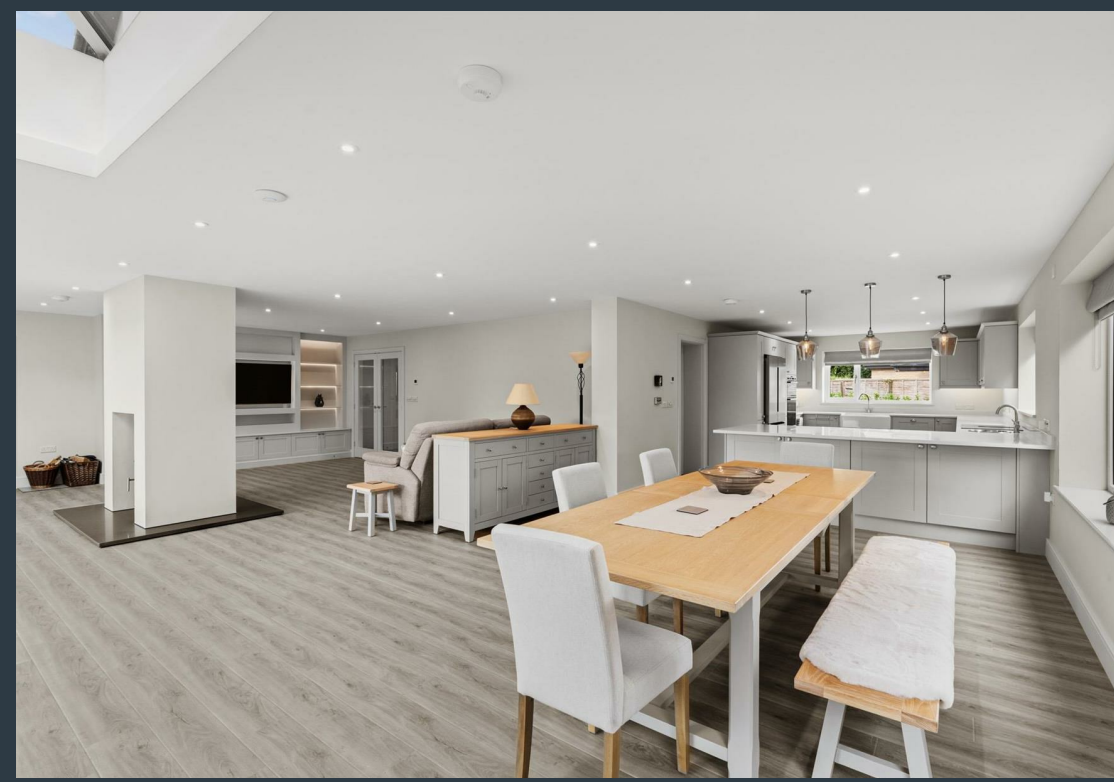
Constable Road
Norwich, NR4 6RW
Guide Price £995,000

claxtonbird
residential

Situated on the desirable Constable Road within the sought-after Eaton Rise development, this remarkable newly renovated and extended house masterfully blends modern luxury with serene living. Set on a spacious corner plot, the property showcases views of the mature trees surrounding Eaton Golf, providing an enchanting backdrop for everyday life. At the heart of the home is an exceptional extension featuring a newly fitted kitchen and generously sized family living areas. This high-end renovation has been meticulously designed to accommodate contemporary lifestyles, offering a perfect fusion of style and practicality. The property boasts five well-appointed bedrooms, including a master suite that serves as a true sanctuary. This suite features a private dressing area and an elegant en-suite. With a total of three bathrooms and shower rooms, there is abundant space to comfortably accommodate family and guests. Beyond its aesthetic charm, this home is also exceptionally energy-efficient. The current owners have incorporated cutting-edge features such as solar panels, underfloor heating, and an air source heat pump, ensuring that it is both eco-friendly and cost-effective. Complete with secure driveway parking and nestled in a location that harmonises tranquillity with convenience, this property represents a truly rare and extraordinary opportunity.

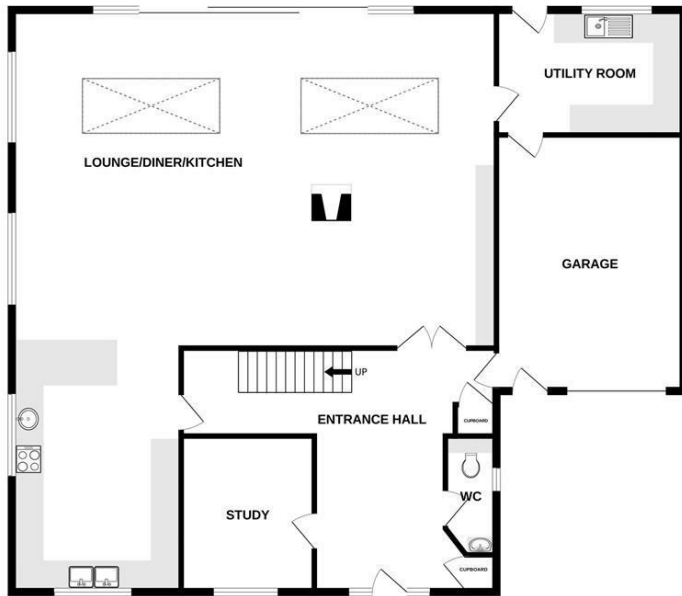


Entrance Hall Double glazed entrance door, two upvc double glazed windows to front aspect, stairs to first floor, under-stairs storage cupboard, further storage cupboards with shelving, spotlights, tiled floor and personal door to garage.	Bedroom 11'1" x 11'3" max into recess (3.39 x 3.45 max into recess) Upvc double glazed window to rear aspect, fitted double wardrobe, spotlights and door to en-suite.
Cloakroom Low level WC, wash hand basin set on vanity unit with mixer tap, wood effect tiled floor, spotlights and upvc double glazed window to side aspect.	En Suite Shower Room 3'3" x 6'8" (1.01 x 2.05) Suite comprising double shower cubicle, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled and part panelled walls and wood effect floor.
Snug / Study 9'4" x 11'2" (2.85 x 3.42) Upvc double glazed window to front aspect, fitted cupboard housing under floor heating controls, and spotlights.	Bedroom 11'3" x 9'4" (3.43 x 2.87) Upvc double glazed window to front aspect, spotlights, and cupboard housing the underfloor heating manifold.
Open Plan Living Space 34'8" x 23'11" max (10.58 x 7.29 max) Versatile living space designed to suit individual needs, comprising both sitting room and dining room, with two lantern skylights, speaker wiring points, wood effect tiled floor and large upvc double glazed sliding doors leading out to the garden.	Bedroom 11'1" x 7'9" (3.40 x 2.38) Upvc double glazed window to rear aspect and spotlights.
Sitting Room Offering ample space for a large sofa set, and boasting bespoke fitted cupboards and shelving with inset lighting, space for wall-mounted television and a feature central wood burner with granite hearth.	Bedroom 11'7" x 8'3" plus recess (3.55 x 2.54 plus recess) Upvc double glazed window to front aspect and spotlights.
Dining Room Space for a large dining table set, and two large upvc double glazed windows to side aspect.	Bathroom 6'0" x 8'11" (1.83 x 2.74) Three-piece suite comprising bath with mixer shower over, wash hand basin with mixer tap, low level WC, part tiled walls, wood effect floor, spot lights, extractor fan, electric towel rail radiator and upvc double glazed window to side aspect.
Kitchen 19'1" from breakfast bar x 12'1" (5.82 from breakfast bar x 3.70) Newly fitted kitchen comprising wall and base shaker style units with quartz work surface and upstands over, double ceramic sink with mixer tap, built in Bosch double oven, built in dishwasher, space for American style fridge freezer, built in down draft extractor and induction hob, separate stainless steel sink with mixer tap, breakfast bar with three pendant lights over, wall mounted control panel, wood effect tiled floor, spotlights and upvc double glazed windows to front and side aspect.	Garage 14'5" x 17'4" (4.41 x 5.30) Larger than average garage with electric roller door, power, light, storage, solar panel battery and converter, and double glazed door leading to the front garden.
Utility Room 13'7" x 8'7" (4.16 x 2.64) Wall and base units with work surfaces over, large larger storage cupboards, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for dryer, stainless steel sink drainer with mixer tap, spot lights, extractor fan, wood effect tiled floor, upvc double glazed window to rear aspect, upvc double glazed door leading out to the garden and personal door to garage.	Front Garden The property is approached via a large driveway providing space for several vehicles, with secure gated access, brick edging, shingled area, shrub borders and pathway leading to the entrance door.
First Floor Landing Loft access with pull-down ladder, storage cupboard with shelving, and doors to all first-floor rooms.	Side Garden Enclosed by fencing and laid to hardstanding shingle with shrub borders.
Master Bedroom 12'1" x 20'8" (3.70 x 6.31) Feature vaulted ceiling with spotlights, upvc double glazed windows to side and rear aspect and upvc double glazed French doors leading out to the Juliette balcony with glass balustrade. Opening to:	Rear Garden Mainly laid to lawn and enclosed by fencing with shingled areas and decked seating area ideal for al-fresco dining. The garden offers a high degree of privacy, being surrounded by mature trees flanking Eaton Golf Course.
Dressing Area Three fitted wardrobes, spotlights and doorway to:	Agents Note Council Tax Band D EPC Rating A
En-Suite Shower Room 6'5" x 7'9" (1.98 x 2.37) Suite comprising double walk in shower cubicle with inset mixer shower, wash hand basin set in vanity unit with mixer tap, low level WC, part-tiled and part-panelled walls, shaver point, spotlights, extractor fan, wood effect floor, electric towel rail radiator and upvc double glazed window to front aspect.	The property benefits from underfloor heating throughout, providing consistent and efficient warmth across all living spaces. This system is powered by an advanced air source heat pump, offering an environmentally friendly alternative to traditional heating methods. Complementing this, solar panels installed on the roof generate electricity for the home, significantly reducing energy costs. Additionally, a battery storage system allows surplus energy to be stored and used when needed, enhancing the property's overall energy efficiency and sustainability.





GROUND FLOOR
1807 sq.ft. (167.9 sq.m.) approx.



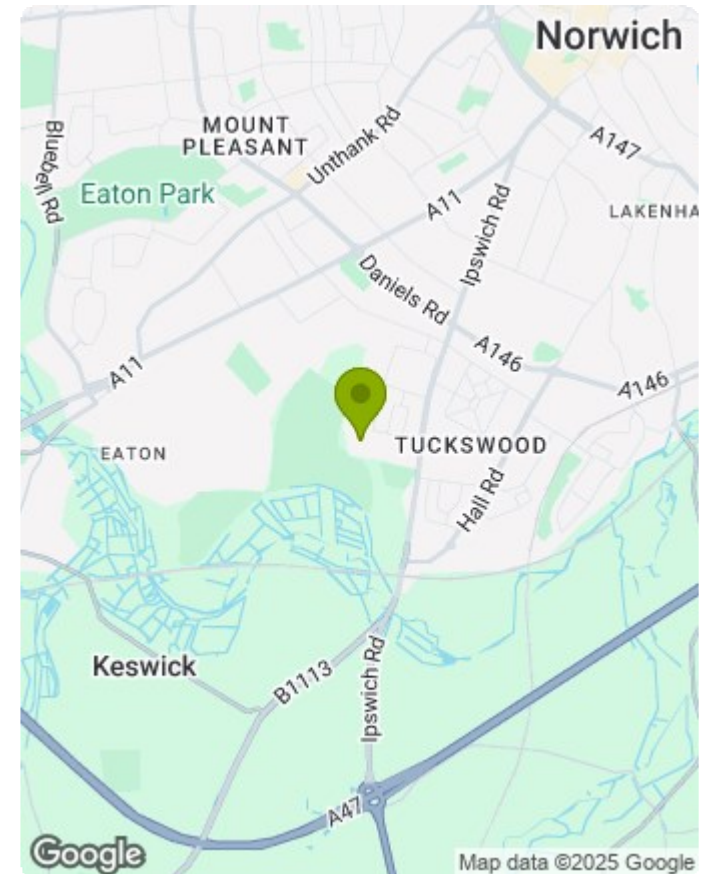
1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



32 CONSTABLE ROAD NR4 6RW

TOTAL FLOOR AREA : 2754 sq.ft. (255.8 sq.m.) approx.

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 Metropix ©2025



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002

Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird
residential