



**Constitution Hill, Norwich, NR6 7RN**



**welcome to**

## **Constitution Hill, Norwich**

A MAGNIFICENT THREE BEDROOM SEMI-DETACHED FAMILY HOME with plenty of Georgian charm, blends period features with modern amenities. Externally, there is an enchanting front garden, mainly laid to lawn with flowerbeds and secluded seating area. \*\*\* Viewings are highly recommended not to miss out!! \*\*\*



## **Dining Room**

11' 10" x 13' 1" ( 3.61m x 3.99m )

Wood burner, radiator, storage, cupboard and original pine wood flooring.

## **Lounge**

19' 1" x 15' 3" ( 5.82m x 4.65m )

Radiator, door to garden, woodburner, original pine wood flooring and window to front.

## **Kitchen**

14' 9" x 13' 7" ( 4.50m x 4.14m )

Window to rear, butler sink, oven/ range cooker, door to pantry, tiled flooring and tiled walls.

## **Utility**

6' 2" x 7' 8" ( 1.88m x 2.34m )

Storage.

## **First Floor Landing**

### **Bedroom One**

12' 9" x 14' 10" ( 3.89m x 4.52m )

Cupboard, original pine wood flooring, radiator and window to side.

### **Bedroom Two**

12' 1" x 9' 7" ( 3.68m x 2.92m )

Cupboard housing the boiler, window to front, carpeted floor and radiator.

### **Bedroom Three**

11' 1" x 7' 1" ( 3.38m x 2.16m )

Window to front, cupboard, radiator and carpet.

## **Bathroom**

Paneled bath tub with shower over, single wash hand basin. W/C, tiled walls and radiator.

## **Exterior**

To the front, there is an enchanting enclosed garden that benefits from a secluded seating area, pond, range of flowerbeds & shrubs and lawn.

To the rear, there is off-road parking for multiple cars.



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## Constitution Hill, Norwich

- Historical charm
- Surrounded by modern amenities
- Extremely spacious living areas
- Generously proportioned bedrooms
- Enchanting south facing garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140572 - 0004

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william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)