







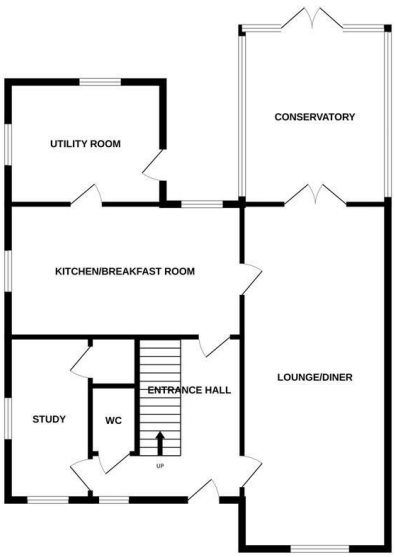
206a Constitution Hill I I Norwich I NR3 4HB

Price Guide £565,000

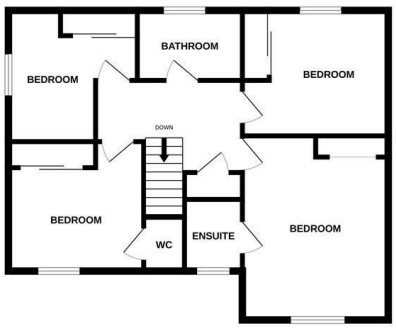
GUIDE PRICE: £565,000 - £595,000 **LARGE DETACHED FAMILY HOME ON THE DESIRABLE CONSTITUTION HILL** Gilson Bailey are delighted to offer this impressive, substantial and wonderfully spacious, four bedroom detached family home, superbly positioned on the highly desirable Constitution Hill in the popular NR3 area of Norwich. Offering an exceptional amount of bright and versatile accommodation, this fantastic property is beautifully presented and provides everything needed for comfortable modern family living and entertaining. The ground floor comprises a welcoming entrance hall, generous lounge/diner providing a fantastic social and relaxing space, spacious kitchen/breakfast room, useful utility room, conservatory overlooking the garden, versatile study ideal for home working and a convenient WC. On the first floor there are four excellent double bedrooms and a family bathroom off landing, with bedroom one further benefiting from its own en-suite shower room and bedroom two having an en-suite WC. Outside there are shared electric gates opening onto a large driveway providing ample off-road parking, together with the rare advantage of two garages, while to the rear is a good sized, enclosed garden offering plenty of space for children, relaxing, alfresco dining and entertaining. Further benefits include double glazing, gas heating and excellent condition throughout, allowing the new owners to move straight in and enjoy. Combining generous proportions, four double bedrooms, fantastic parking and garaging, versatile living space and a sought after Constitution Hill location, this superb property would make an exceptional family home, so be quick to book a viewing.

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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/diner, kitchen/breakfast room, study, WC and stairs to first floor.

Lounge/Diner 27'5" x 11'7"
Double glazed window, radiator, wood burner, double doors to conservatory.

Kitchen/Breakfast Room 18'6" x 10'6"
Fitted wall and base units with worktops over, Island worktop, sink and drainer, Range cooker, integrated fridge/freezer and dishwasher, two double glazed windows, radiator.

Utility Room 10'11" x 9'8"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, two double glazed windows, door to side.

Conservatory 14'0" x 11'1"
Two radiators, patio doors.

Study 12'11" x 6'6"
Two double glazed windows, radiator, cupboard.

WC
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 14'2" x 11'7"
Double glazed window, radiator, built in wardrobe.

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

Bedroom Two 10'4" x 9'6"
Double glazed window, radiator, built in wardrobe. Ensuite WC and sink.

Bedroom Three 10'5" x 9'4"
Double glazed window, radiator, built in wardrobe.

Bedroom Four 12'2" x 10'7"
Double glazed window, radiator, built in wardrobe.

Bathroom
Panelled bath with shower over, low level WC, hand wash basin, radiator, double glazed window.

Outside Front
Shared gated entrance, large driveway providing off road parking, detached garage with parking in front, electric car charger.

Outside Rear
Large garage with power and lighting, patio seating area, lawned garden, mature plants and shrubs, enclosed by fencing.

Local Authority
Norwich City Council, Tax Band E.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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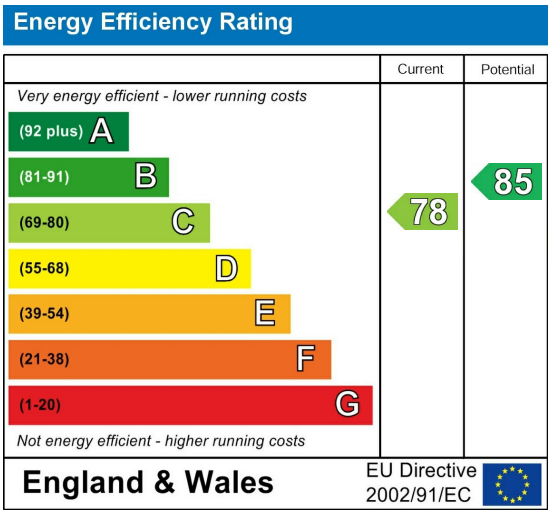












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Norwich City Council, Tax Band E

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.