



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



180 Constitution Hill, Norwich, Norfolk, NR3 4HB

A period family home situated in the popular suburban village of New Sprowston, conveniently positioned less than two miles north-east of Norwich city centre. Offering the perfect balance of city convenience and community living, the property is within easy reach of a wealth of amenities, schooling and leisure facilities, whilst being just a short stroll from Sewell Park. The meandering River Wensum is approximately a mile away, as are the city centre, Norwich railway station and Carrow Road football stadium. Sprowston provides an enviable lifestyle on the northern fringe of Norwich, combining easy access to the city with the feel of an established residential community.

Largely screened from the road by mature natural hedging, the property is approached via a broad shingle driveway providing generous off-road parking and access to the garage. With doors at both ends, the garage provides convenient vehicular access through to the rear of the property. The south-east facing rear garden is a particularly appealing feature, with a paved terrace extending from the house, ideal for alfresco dining, leading onto a generous and neatly tended lawn bordered by mature trees.

Inside, the property is well presented and has been thoughtfully modernised throughout. An integral storm porch opens into a welcoming entrance hall, with access to a cloakroom, study with side access and a spacious open-plan lounge/dining room featuring a bay window. Adjoining the dining area is a newly fitted kitchen/dining room, complete with bi-folding doors opening directly onto the rear garden, creating a wonderful connection between the living and outdoor spaces. To the first floor are three bedrooms, including a principal bedroom with bay window, together with a family bathroom and separate WC.

The property's location is further enhanced by excellent road connections. Easy access to the Norwich ring road leads to the Northern Distributor Road, providing swift routes towards the North Norfolk coast and the renowned Norfolk Broads, as well as convenient connections to the city's southern bypass and the wider road network.



Semi-Detached



House



Older



1 Bathroom
1 Cloakroom



3 Receptions



3 Bedrooms



Tax Band C



Off-Road
Parking

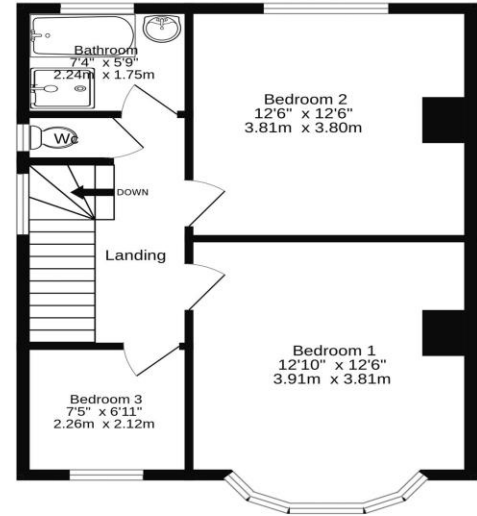
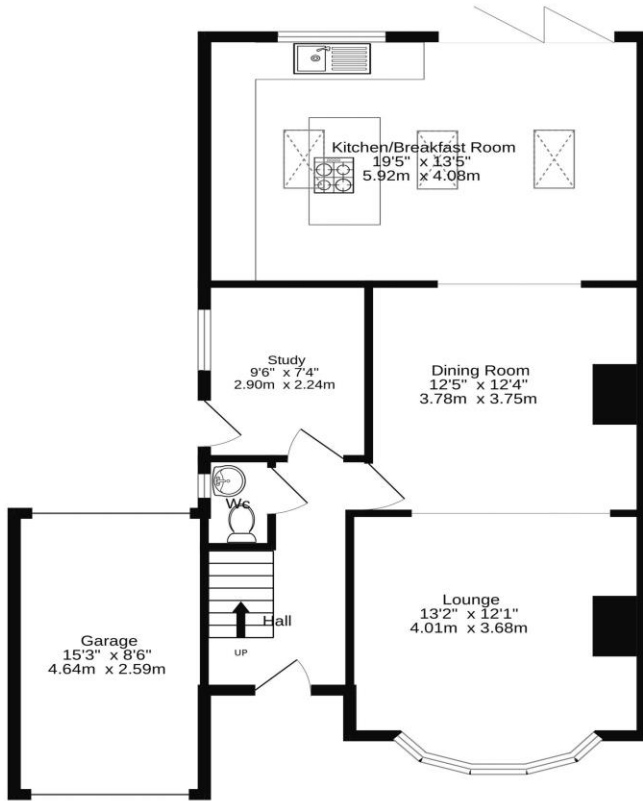


Garage



Ground Floor
856 sq.ft. (79.6 sq.m.) approx.

1st Floor
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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