



102 Constitution Hill, Norwich

£550,000 Freehold

Designed for those who thrive on space, style, and city energy, this three-storey home along Constitution Hill offers a lifestyle as elevated as its layout. Mornings begin in a kitchen-diner where bi-fold doors open up the entire back wall, blurring boundaries between indoor comfort and garden calm. Evenings flow effortlessly in the 25ft lounge, where the warmth of a wood-burning stove meets sleek design, offering a space that feels both expansive and intimate. With flexible rooms that adapt to remote working, creative pursuits or visiting guests, every inch has been tailored for multi-layered living. The top floor invites restful nights across three thoughtfully designed bedrooms, complemented by a bathroom that's more spa than standard. Outside, low-maintenance landscaping, a stylish studio, and private parking for three create an urban setup that's effortlessly functional.

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The property is well-connected to major roads like the A140, making travel convenient, with Norwich International Airport only 3.5 miles away, perfect for frequent travelers.

It's also near key amenities, including local schools and parks, with Mousehold Heath, a large nature reserve, just 1.5 miles away, providing excellent outdoor recreation opportunities. This prime location strikes a balance between suburban peace and proximity to the lively city hub.

Constitution Hill

A beautifully upgraded three-storey home positioned along Constitution Hill, this property effortlessly combines period character with city-living luxury. The striking frontage offers instant kerb appeal, with crisp light exterior enhanced by deep contrasting trims around the door and window frames.

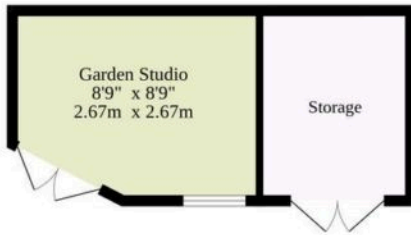
Step inside to find patterned flooring in the entrance hall, adding a nod to its heritage, while the rest of the décor carries a contemporary, high-end finish throughout. The ground floor is thoughtfully arranged with a spacious lounge stretching over 25ft, complete with a wood-burning stove at its heart. An additional snug area makes the perfect place to unwind, while a versatile room to the front serves comfortably as a home office or additional bedroom.

There's also a well-placed cloakroom and useful storage. all smartly presented and ready to move in.



Tenure: Freehold

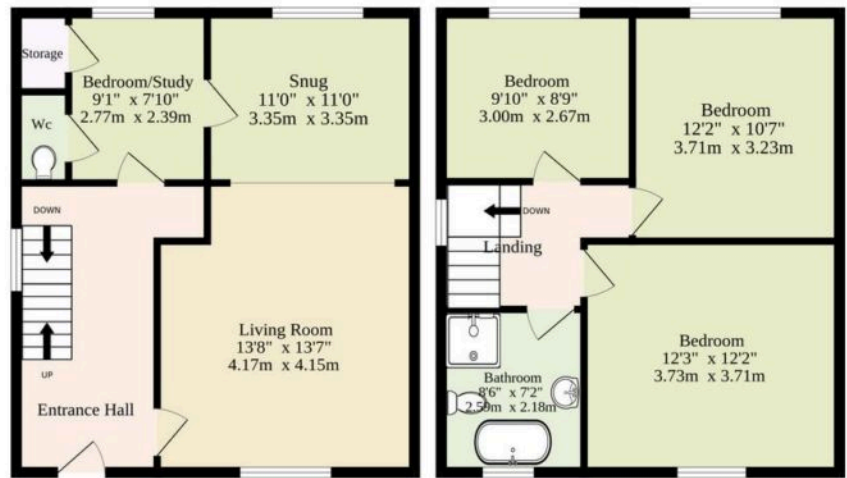
Basement Level
823 sq.ft. (76.5 sq.m.) approx.



Ground Floor
515 sq.ft. (47.8 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 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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