



45 Constitution Hill, Norwich
Norwich



Minors & Brady

45 Constitution Hill

Norwich

Proudly positioned along the prestigious Constitution Hill, this distinguished 1930s residence showcases period elegance with modern refinement, offering a lifestyle of comfort, space, and flexibility. From the moment you arrive, its sweeping driveway and handsome façade create a sense of grandeur that continues throughout the home. Inside, character-rich features meet contemporary living, with expansive reception rooms, a statement open-plan kitchen bathed in natural light, and four well-appointed bedrooms, including a luxurious principal suite. Outside, an idyllic garden with terraces, vibrant borders, and a charming summerhouse provides the perfect escape for both entertaining and relaxation. A rare opportunity to own a home that captures timeless style in one of Norwich's most desirable locations.



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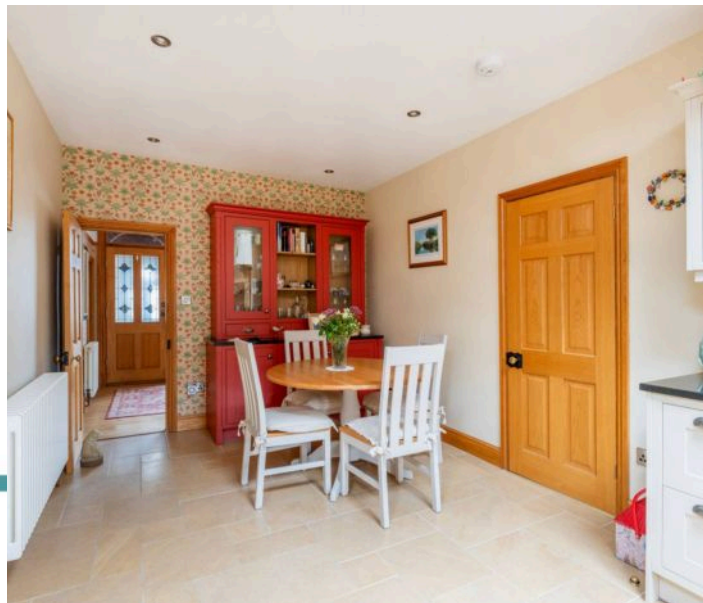


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- Proudly positioned down the desirable Constitution Hill in Norwich, lies this detached residence that dates back to the 1930's
- Over the years the owners have updated and extended the residence whilst retaining its original character features
- A beautiful family home offering spacious and flexible accommodation that can adapt to your own preferences and style
- Set back from the road, greeting you with a sweeping brick-weave driveway providing ample off-road parking and a garage for storage options
- Elegant sitting room accentuated by an open feature fireplace and a bay window, inviting relaxation and entertaining
- Sliding doors open into an extensive dining room, creating the perfect setting for intimate family meals and occasional gatherings
- Impressive open-plan kitchen/breakfast room, equipped with quality cabinetry, a Rangemaster cooker, space for an American style fridge/freezer and a central island
- Four double bedrooms, one of which is a grand principal suite flaunting a private en-suite bathroom
- Two family bathrooms located on each floor, serving the remaining bedrooms and visitors
- A private, expansive garden showcasing a terrace for seating arrangements, vibrant flower beds, a maintained lawn, a cosy summerhouse, two timber sheds and vegetable beds



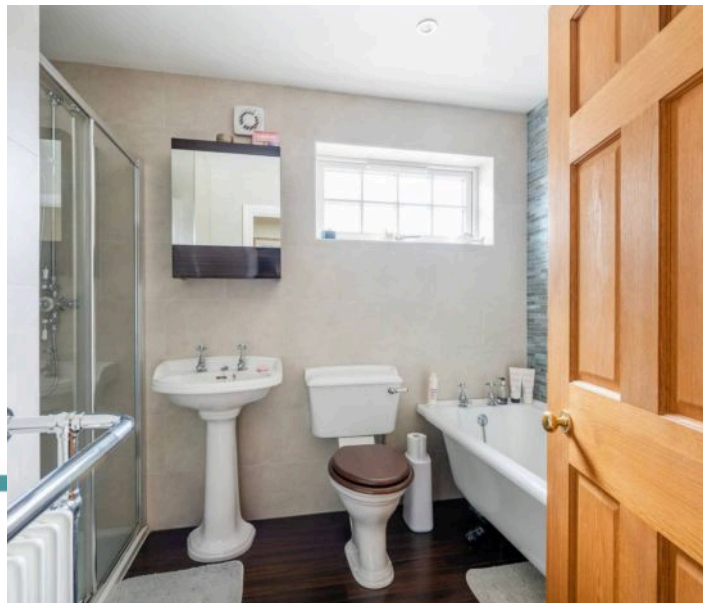
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Location

Constitution Hill, Norwich (NR3) is a highly desirable residential location, perfectly blending period character with everyday convenience. Just north of the city centre, this vibrant area offers an excellent mix of local amenities, from independent cafés, bakeries, and takeaways along Magdalen and Aylsham Roads to larger supermarkets including Tesco Express, Aldi, and Lidl. Norwich's bustling shopping districts, Chantry Place, Castle Quarter, and the boutique Norwich Lanes, are all within easy reach. Families will appreciate the strong choice of schools, including Sewell Park Academy and nearby primaries, as well as nurseries such as Once Upon a Time located on Constitution Hill itself. Healthcare needs are well catered for with local GP surgeries, pharmacies, dental practices, and the Norfolk and Norwich University Hospital just a short drive away. Green spaces such as Sewell Park and Mousehold Heath provide plenty of outdoor leisure opportunities, while excellent transport links include regular bus services into the city, Norwich Train Station with direct London services, easy road access via the A140 and A47, and Norwich International Airport just 10 minutes away, making Constitution Hill an attractive and well-connected place to call home.



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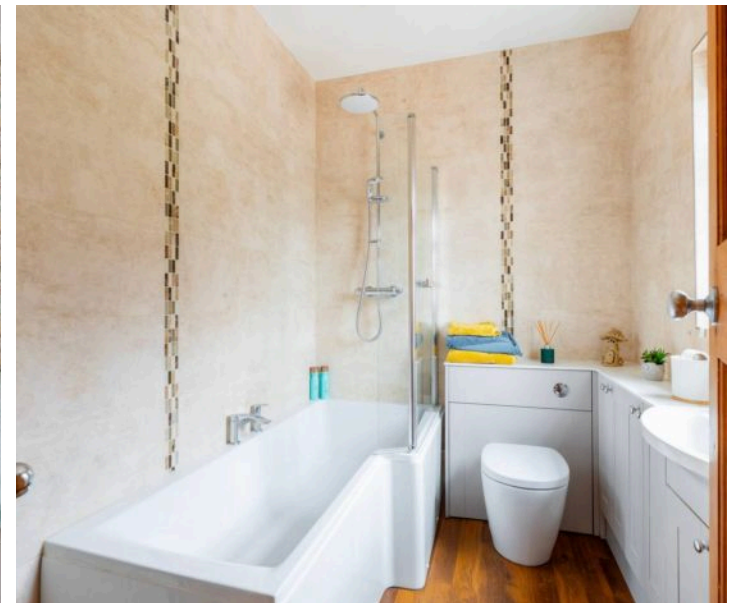
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Set well back from the road, the property makes a striking first impression with a sweeping brick-weave driveway that provides ample off-road parking and access to a garage for additional storage. Meticulously extended and updated over the years, the home retains its original character features while offering an exceptional level of comfort and versatility – perfect for today’s dynamic lifestyles.

Step inside and you are greeted by a warm and inviting entrance hall, where beautiful stained-glass windows, rich wooden flooring, and timber accents on the staircase set the tone for the home’s refined charm. To the front, an elegant sitting room exudes a sense of warmth, framed by a classic bay window and an open feature fireplace – an idyllic setting for quiet moments of relaxation or entertaining guests. Sliding doors effortlessly lead to an extensive dining room, creating a wonderful flow for intimate family meals and occasional gatherings.

The heart of the home lies in the impressive open-plan kitchen and breakfast area. Thoughtfully designed with a farmhouse feel, it is equipped with bespoke cabinetry, a Rangemaster cooker, and provisions for an American-style fridge/freezer. A central island forms a natural hub for casual dining, while overhead skylights and French doors bathe the space in natural light and invite the outdoors in. Complementing this is a spacious utility room, offering practicality for laundry and additional storage.



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Accommodation is arranged across two floors and includes four generously proportioned double bedrooms. The standout is a luxurious principal suite, complete with a private en-suite bathroom, comprising of a traditional four-piece suite. Two further family bathrooms, thoughtfully placed on each level, ensure convenience for the remaining family members and visitors.

Outside, the lifestyle offering continues with an expansive, private garden designed for both relaxation and recreation. A sun-drenched terrace provides the perfect backdrop for hosting alfresco dining, while manicured lawns, vibrant flower beds, and a charming summerhouse create a calm and welcoming outdoor space. Sectioned at the end of the garden are two timber sheds for your garden equipment, and productive vegetable beds attract garden enthusiasts, allowing you to grow fresh produce from home.

Agents note

Freehold



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Outbuilding
40 sq.ft. (3.7 sq.m.) approx.

Ground Floor
1417 sq.ft. (131.6 sq.m.) approx.

1st Floor
890 sq.ft. (82.7 sq.m.) approx.



Sqft Includes The Summerhouse

TOTAL FLOOR AREA : 2347 sq.ft. (218.0 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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Meet *Rosie*
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Meet *Tristan*
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