



180 Constitution Hill, Norwich

Norwich



Minors & Brady

180 Constitution Hill

Set along a well-regarded road in a popular setting, this home offers a striking presence combined with thoughtfully updated interiors designed for modern, sociable living. The property has been carefully adapted to create a natural flow between its living spaces, making it ideal for both everyday life and entertaining. Light plays a key role throughout, enhancing the sense of space and creating a bright, uplifting atmosphere across both floors. The balance of contemporary finishes and subtle character features gives the home a stylish yet comfortable feel. Upstairs accommodation is well-proportioned, providing flexibility for families, guests, or home working. Externally, the property continues to impress with a private and well-maintained garden space suited to a range of uses. Altogether, this is a home that successfully combines practicality, style, and a welcoming sense of space.

- Positioned on a well-regarded residential road within the sought-after NR3 area, offering convenient access to local amenities
- Attractive kerb appeal with a striking frontage, bay window detailing, and a generous gravel driveway providing ample off-road parking
- Spacious and welcoming entrance hallway setting the tone for the rest of the home, complete with stylish finishes and a practical ground floor WC
- Bright and comfortable main sitting room featuring a large bay window that fills the space with natural light and creates a relaxing environment
- Versatile second reception area offering flexibility for use as a dining room, family space, or home office to suit a variety of lifestyles
- Impressive open-plan kitchen and dining space designed as the heart of the home, ideal for everyday living
- Contemporary kitchen fitted with sleek monochrome units and a central island, providing both functionality and a sociable focal point
- Bi-fold doors and roof windows enhance the living space





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The Location

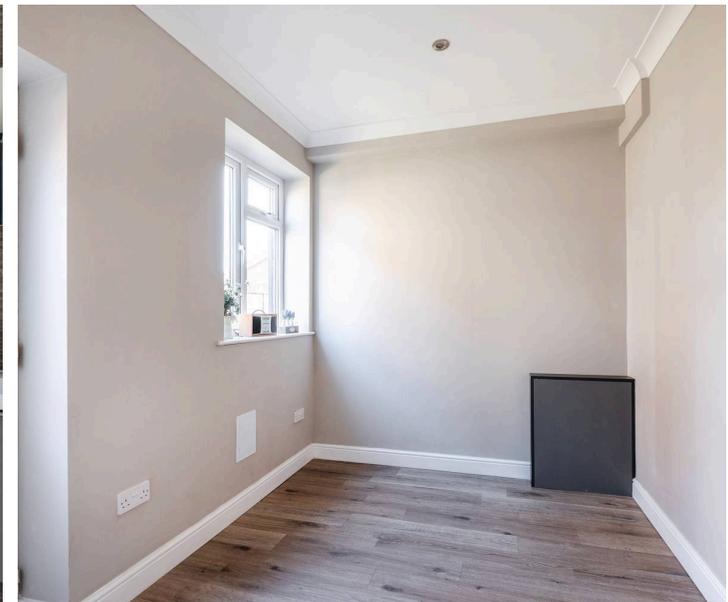
Positioned just to the north of the city centre, the area benefits from a lively, community-focused atmosphere. Nearby Magdalen Road and Aylsham Road are particularly well known for their independent character, featuring a variety of cafés, bakeries, delis, and takeaway options alongside essential conveniences. For larger-scale shopping, residents have easy access to central destinations such as Chantry Place, Castle Quarter, and the boutique-filled Norwich Lanes, all within a short journey.

The area is particularly attractive for families due to the strong range of educational options. Sewell Park Academy serves the local area, complemented by several well-regarded primary schools and early years settings, including Once Upon a Time Day Nursery located directly on Constitution Hill.

Healthcare provision is comprehensive and convenient. In addition to nearby GP surgeries, pharmacies, and dental practices, the highly regarded Norfolk and Norwich University Hospital is accessible within a short drive, ensuring residents have access to a full range of medical services.

One of the standout features of the area is its proximity to green space. Mousehold Heath, just over a mile away, is a substantial natural reserve offering walking trails, open heathland, and panoramic views over the city. Closer still, Sewell Park provides a more formal green space for recreation, making it easy to enjoy outdoor activities without leaving the neighbourhood.

Transport links further enhance the appeal. Regular bus services provide quick access into the city centre, while Norwich railway station offers direct rail connections to London and other major destinations. Road users benefit from straightforward access to the A140 and A47, supporting travel across Norfolk and beyond. For those who travel further afield, Norwich International Airport is only around a 10-minute drive away.



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Situated in the ever-popular NR3 district of Norwich, this attractive family home makes a strong first impression with its eye-catching frontage. A generous gravel driveway provides ample off-road parking, complemented by a light-toned garage door and a classic bay window that adds depth and character to the exterior. A neatly designed storm porch not only adds practicality but also creates a warm and inviting entrance.

Inside, the hallway sets the tone for the rest of the home, showcasing a well-kept interior with wood-effect flooring running seamlessly across the ground floor. Wooden internal doors paired with chrome fittings give a crisp, modern finish, while a conveniently positioned WC enhances everyday convenience.

The main sitting room is a bright and welcoming space, with the bay window drawing in plenty of natural light. It flows through to a second reception area, creating a layout that feels open yet still clearly defined. This flexible arrangement works well for a range of lifestyles, whether you need space to unwind, host guests, or work from home.

Moving through, the property opens up into a spacious kitchen and dining area that forms the heart of the home. Designed for modern living, this space allows for easy movement between cooking, dining, and socialising. The kitchen stands out with its sleek monochrome units, offering a bold contrast against the light-filled backdrop. A central island provides additional workspace and naturally becomes a hub for gathering.

Velux windows above bring in even more daylight, while bi-fold doors extend the space out into the garden, creating a connection between indoors and out, perfect for relaxed family time or entertaining.



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Upstairs, there are three well-sized bedrooms, including a main bedroom featuring its own bay window, echoing the charm found in the sitting room below. A family bathroom completes the first floor, offering a practical and comfortable layout.

Outside, the rear garden is both spacious and private, mainly laid to lawn with a patio area suited for outdoor dining or simply enjoying the fresh air. Fully enclosed, it provides a secure space for children and pets alike.

Blending character features with contemporary touches and a layout that works effortlessly for day-to-day life, this home is well placed to enjoy everything Norwich has to offer.

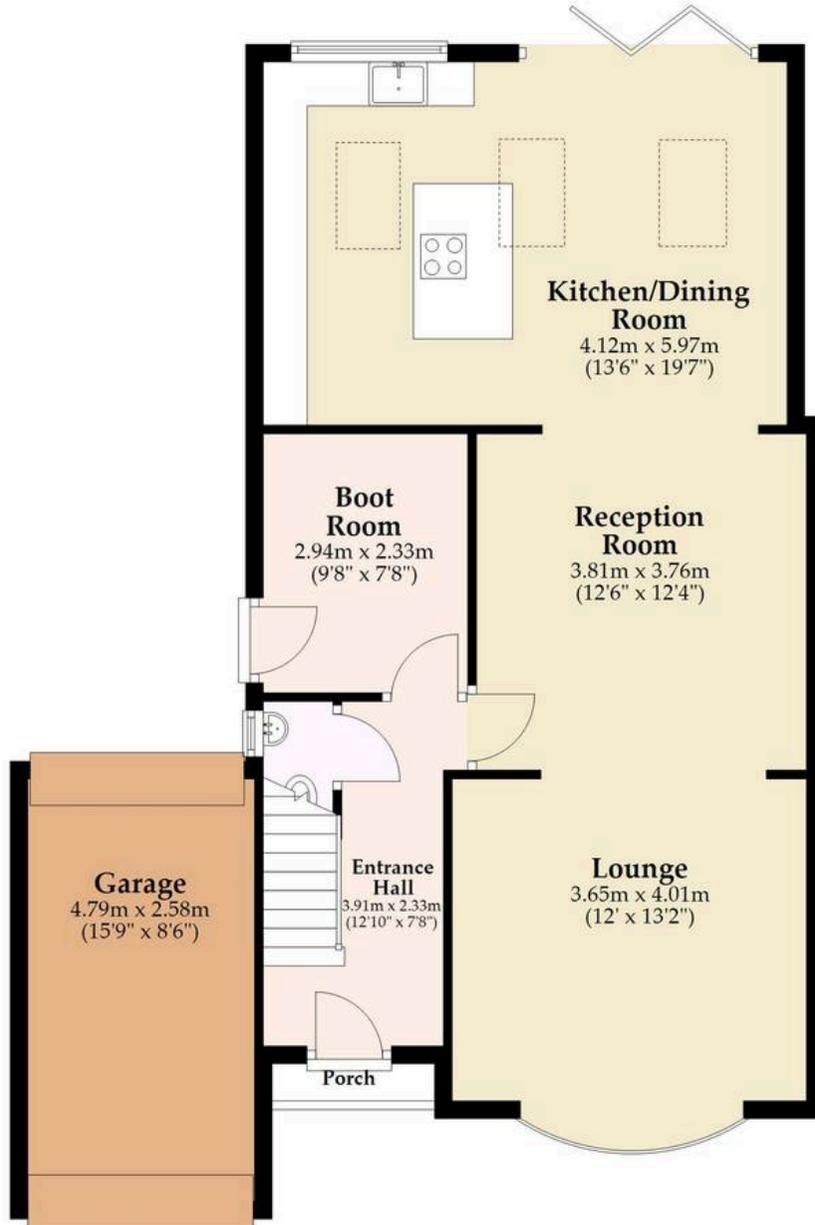
Agents Note

This property will be sold freehold & connected to mains water, electricity, gas and drainage.



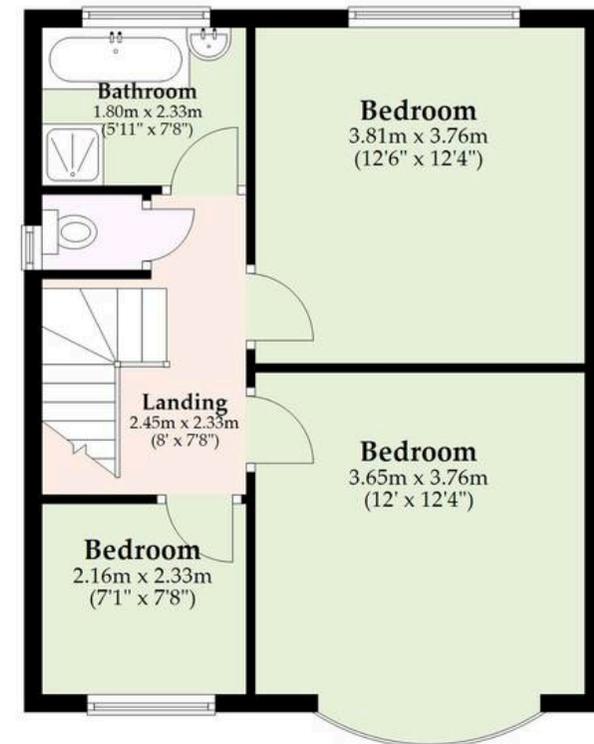
Ground Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 118.0 sq. metres (1269.9 sq. feet)

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.

Plan produced using PlanUp.

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