

## 4 Constitution Hill, Norwich

£450,000 Freehold

Guide Price £450,000-£475,000. Open day 28th March by appointment only! No onward chain. A rare opportunity to acquire a substantial, park-facing Victorian terrace with single garage to rear, thoughtfully reimagined with a refined, contemporary aesthetic and high-quality finishes throughout, set in one of NR3's most desirable positions overlooking Sewell Park.

Council Tax band: D

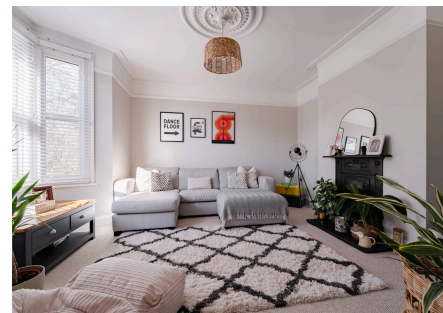
Tenure: Freehold

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### Location

NR3 has become one of Norwich's most sought-after and characterful areas, known for its mix of period homes, independent businesses and strong sense of community. Constitution Hill sits in a particularly well-regarded position within the area, offering a balance of residential calm and easy access to the city.

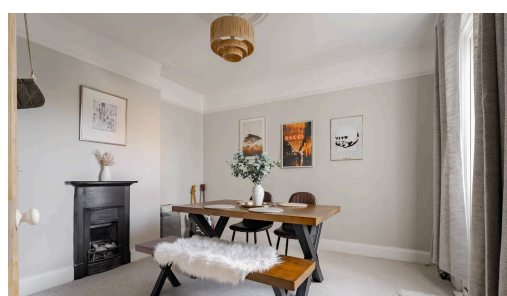
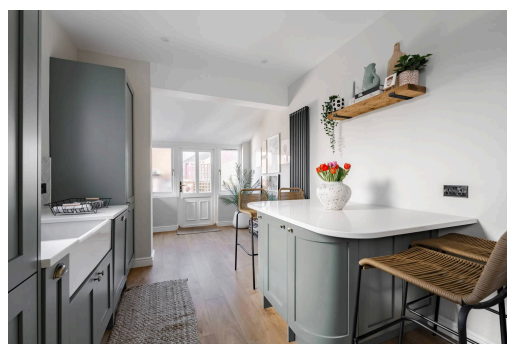
With Sewell Park directly opposite, the setting brings a rare sense of openness for a central location ideal for everything from a morning coffee and walk to a more relaxed weekend pace. The green outlook is a defining feature, giving the property a feel that's notably different from a typical terrace.



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A short distance away, the heart of NR3 offers a growing collection of independent cafés, bakeries and local spots, alongside everyday amenities. It's an area that has evolved organically, retaining its character while becoming increasingly popular with buyers looking for something a little more individual than more uniform parts of the city.

Norwich city centre is easily accessible, whether on foot, by bike or via a short drive, making it a practical choice for those who want to stay connected without being in the middle of it. From here you can get to larger cities like Cambridge or London via train or bus.

## Constitution Hill

Offered with no onward chain and positioned on a well-regarded stretch of NR3, directly opposite Sewell Park and Sewell Park School, this beautifully renovated mid-terrace offers a compelling blend of period character and modern design. The property has been carefully reworked to create a turn-key home with a calm, neutral interior balancing clean lines and minimal styling with the generous proportions typical of a Victorian build.

At the front of the house, the main reception room is both elegant and welcoming, centred around a striking bay window that frames uninterrupted views across the park. The natural light and open outlook immediately set this home apart, creating a sense of space rarely found in a terrace.



Ground Floor  
769 sq.ft. (71.4 sq.m.) approx.

1st Floor  
551 sq.ft. (51.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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