



120 Constitution Hill, Norwich

Norwich



Minors & Brady

120 Constitution Hill

Re-decorated and freshly refurbished, this two-bedroom end terrace offers a contemporary and inviting living space. The open-plan ground floor layout seamlessly connects the sitting and dining areas with a modern kitchen, creating a natural flow for daily living and entertaining. Comfort is enhanced with new carpeting throughout and charming wooden doors that add character. A stylish fireplace in the lounge/dining area provides a focal point for cosy evenings. Upstairs, both bedrooms are generously sized and filled with natural light, creating restful retreats. Outside, a spacious rear garden offers ample space for relaxation or outdoor activities, while the front driveway ensures convenient off-road parking. With its combination of modern finishes and thoughtful updates, this home is ready for immediate occupancy.

- Newly refurbished and re-decorated throughout with neutral tones
- Two well-proportioned, bright and airy bedrooms
- Open-flow ground floor layout connecting sitting, dining, and kitchen areas
- Lounge/dining area featuring a cosy fireplace
- Newly fitted kitchen with modern flooring and feature lighting
- New ground floor bathroom with contemporary finishes
- New carpeting throughout for added comfort and warmth
- Charming wooden doors adding character to the home
- Large rear garden, perfect for outdoor activities or relaxation
- Front driveway providing convenient off-road parking





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120 Constitution Hill

The Location

NR3 has become one of Norwich's most sought-after and characterful areas, known for its mix of period homes, independent businesses, and a strong sense of community. Constitution Hill occupies a particularly well-regarded spot within the area, offering a peaceful residential setting while remaining conveniently close to the city.

With Sewell Park just a short stroll away, the location is ideal for green space and leisure. The heart of NR3 also boasts a growing collection of independent cafés, bakeries, and local spots, giving the area a vibrant, authentic feel, alongside essential everyday amenities.

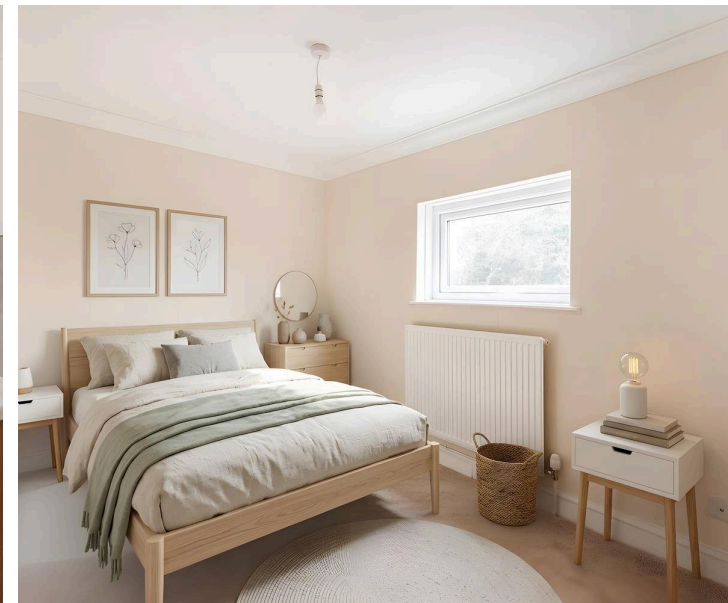
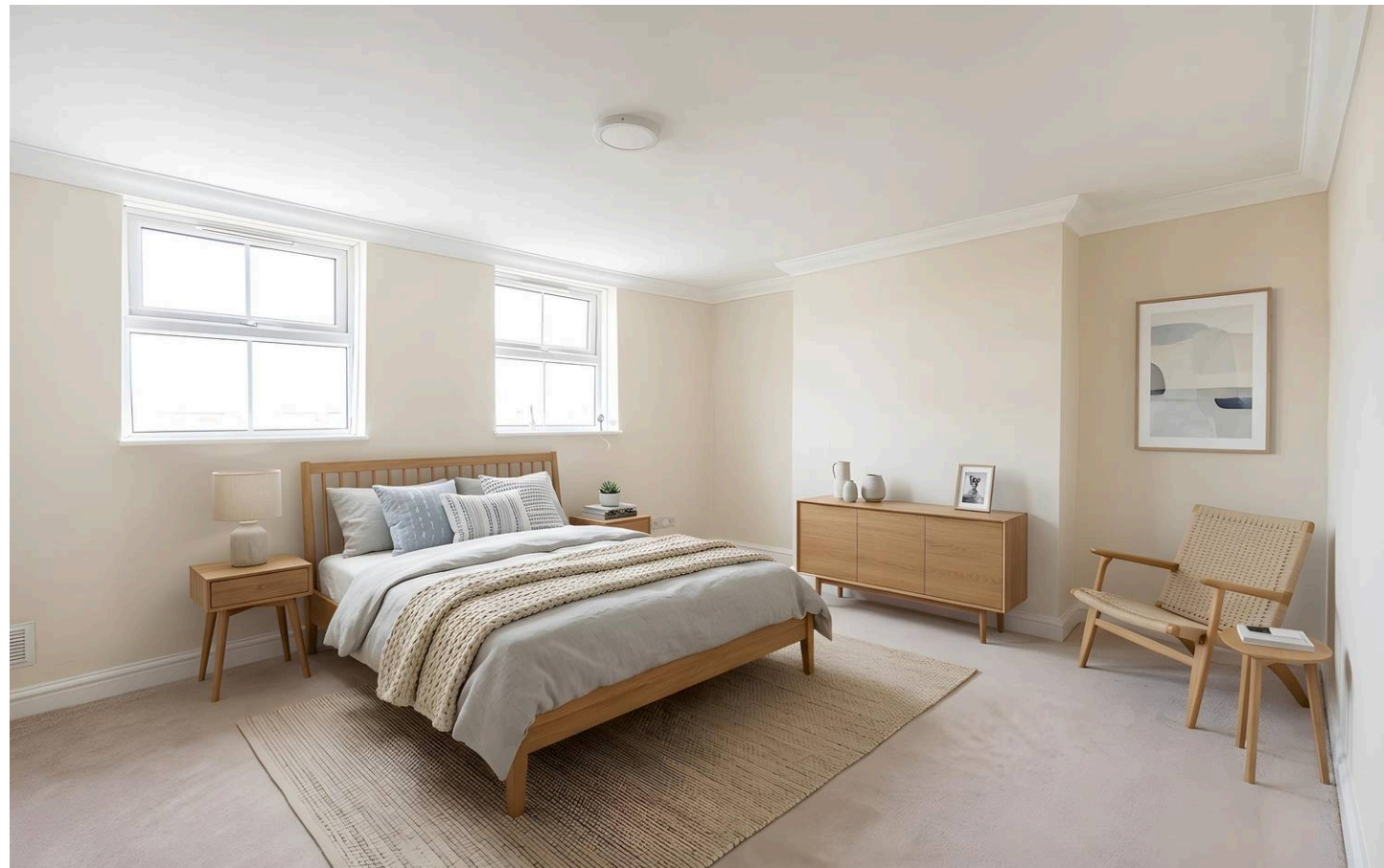
For weekend enjoyment, residents can head to the famous Whale Bone, where live sports are regularly shown, and food vendors pitch up to serve a variety of delicious options. It's a lively community hub that perfectly complements the quieter streets nearby.

Norwich city centre is easily accessible by foot, bike, or a short drive, making it a practical choice for those wanting to stay connected. The area also benefits from quick links to larger cities like Cambridge and London via train or bus. For additional convenience, Sprowston's amenities are within easy reach, providing further shopping, dining, and leisure options.

Agents Note

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

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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Constitution Hill, Norwich

This charming two-bedroom end terrace home, located north of Norwich, is offered with no chain and has been newly refurbished and re-decorated, offering a modern and fresh living environment.

The property has been painted throughout and features neutral decoration on the walls, allowing you to move in and easily make it your own.

The accommodation includes an entrance porch leading into a sitting room, which flows seamlessly into the dining area and then into the newly fitted kitchen, creating an open-flow ground floor layout while still maintaining defined zones for relaxing, dining, and cooking.

The lounge/dining area features a fireplace, perfect for cosy evenings. New carpeting throughout adds comfort and warmth, while wooden doors enhance the character of the home.

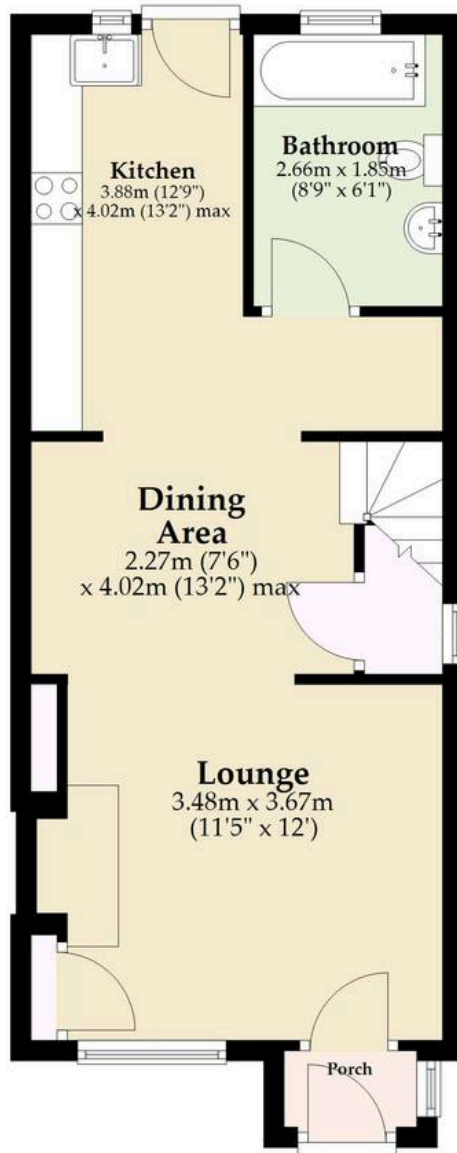
The kitchen boasts new flooring and a feature light, creating a bright and practical space for cooking and entertaining. The new ground floor bathroom, also with new flooring, complements the property and offers modern convenience.

Upstairs, there are two well-proportioned bedrooms, both bright and airy. Outside, the property benefits from a large rear garden, ideal for outdoor activities or relaxing in the sun. A driveway at the front provides off-road parking.



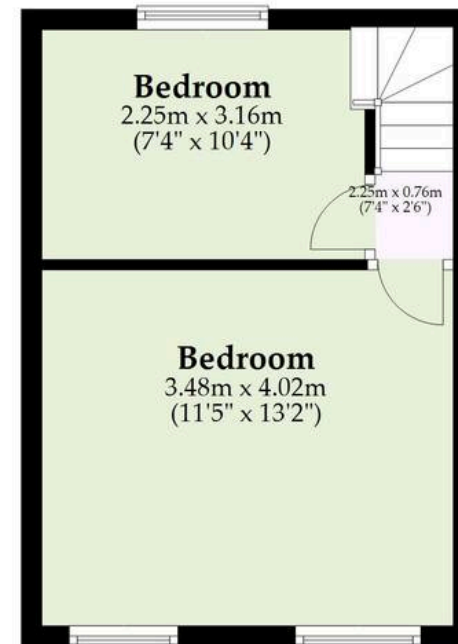
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 23.4 sq. metres (252.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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