



26 Constitution Hill, Norwich
Norwich



Minors & Brady

26 Constitution Hill

A home with a story to tell, where Victorian charm meets effortless modern living in one of north Norwich's most coveted settings. This beautifully presented bay-fronted terrace immediately captivates with its characterful façade, terracotta-tiled approach, and thoughtfully styled interiors. Inside, generous and versatile living spaces include a stunning lounge, elegant dining room, and a superb open-plan kitchen designed for both entertaining and everyday life. Original features such as ceiling roses and a stained-glass entrance lend timeless appeal, while contemporary touches ensure comfort and practicality throughout. With four bedrooms, a dedicated study, and well-balanced accommodation, the home is perfectly suited to family living or flexible lifestyles. Outside, a low-maintenance courtyard garden with artificial grass and a rear carport completes this charming and conveniently located city home.

- Sought-after north Norwich location
- Bay-fronted Victorian terrace with charming façade
- Terracotta-tiled walkway and attractive front garden with climbing foliage
- Character features including ceiling roses and stained-glass entrance
- Spacious lounge with bay window and feature fireplace
- Separate dining room ideal for entertaining
- Impressive open-plan kitchen/breakfast room with granite worktops and island
- Utility room with stylish checkerboard flooring and additional storage
- Four well-proportioned bedrooms plus dedicated study
- Low-maintenance rear garden with artificial grass and rear carport access





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The Location

Constitution Hill is ideally positioned to the north of Norwich city centre, within the ever-popular NR3 area, well known for its character, community feel and everyday convenience. Despite being so close to the heart of the city, the location enjoys a notably quiet and residential atmosphere, making it especially appealing to those seeking a more peaceful setting without sacrificing accessibility.

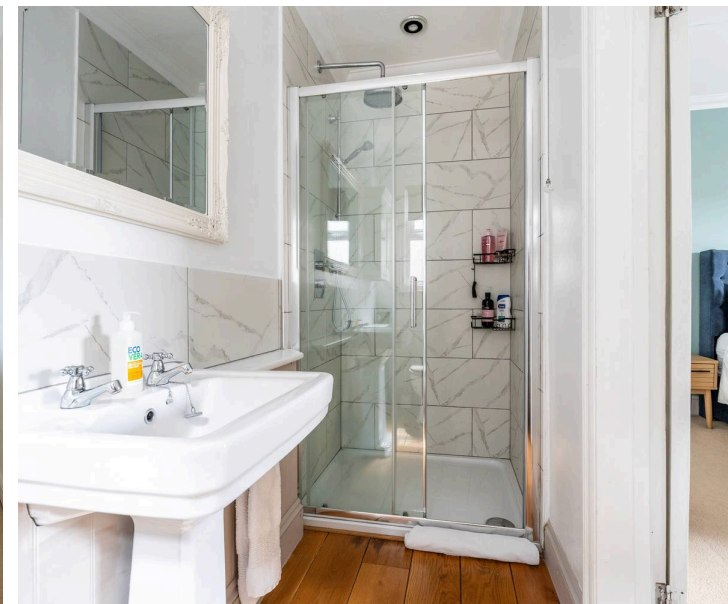
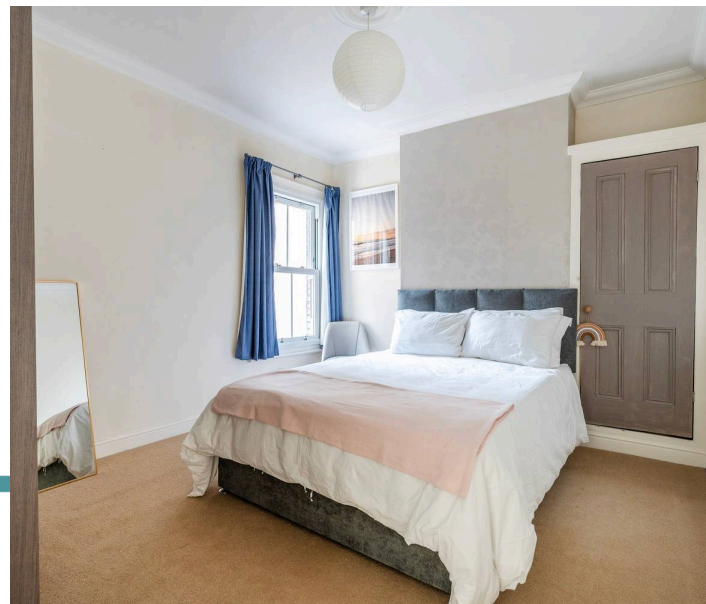
The area benefits from excellent connectivity, with straightforward routes into the city centre, Norwich train station and the inner ring road, making it an ideal base for commuting and day-to-day travel. Regular bus services run nearby, and the surrounding roads are convenient for both driving and cycling.

A key highlight of the location is its close proximity to the wider NR3 district, where you'll find a vibrant mix of independent shops, cafes and local businesses.

The property is also close to the Sewell Conservation Area, adding to the appeal for those who appreciate character surroundings and green space. The property is also within a short walk of Catton Park, one of the area's most popular green spaces.

Locally, Sewell Park offers a lovely green space for walks and recreation, while the historic Whalebone Pub provides a unique and well-known landmark nearby. For additional amenities, Sprowston is just a short drive away, offering supermarkets, retail options and further everyday conveniences.

Green spaces and riverside walks are also within easy reach, with the nearby River Wensum providing scenic routes for walking, running or simply unwinding outdoors. Well-regarded schools and a range of local services are close at hand, further enhancing the practicality of the area.



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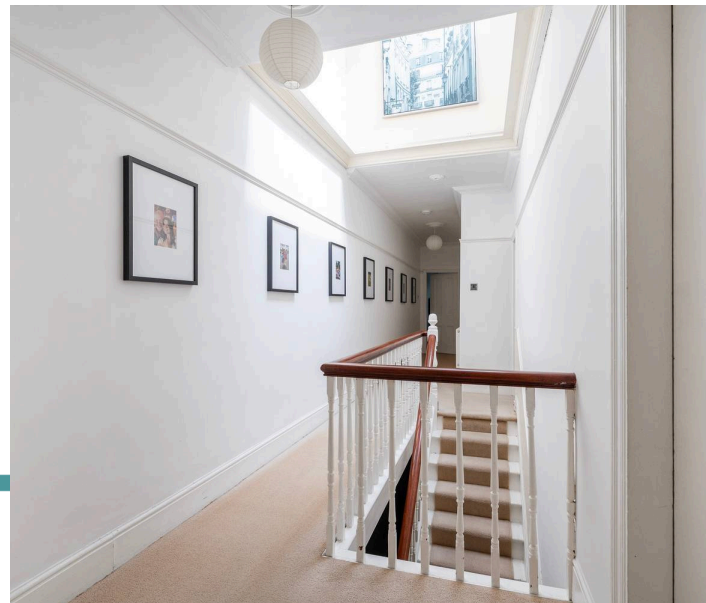
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Constitution Hill, Norwich

Set within one of the most sought-after roads to the north of Norwich, this beautifully presented bay-fronted Victorian terrace offers a wonderful blend of character, space, and modern living. Approached via a classic terracotta-tiled walkway leading to the front door, framed by pretty climbing foliage that enhances the charming façade, this is a truly inviting home ideally suited to families or those seeking versatile space in a prime location.

Upon entering through a stained-glass front door, a welcoming hall sets the tone, showcasing original features such as ceiling roses to the core reception rooms and providing access to the principal living spaces. The lounge is a particularly attractive area, enhanced by a striking bay window and feature fireplace, creating a warm and comfortable setting to relax. A separate dining room offers further flexibility, ideal for both formal entertaining and everyday use, while retaining a strong sense of period charm through its own detailing.

The heart of the home is the impressive open-plan kitchen and breakfast room, thoughtfully designed to combine style and practicality. Fitted with a range of units and finished with granite worktops, this space provides ample room for cooking, dining, and socialising. An island with breakfast bar adds to the functionality, while doors open out to the garden, allowing for a natural flow between indoor and outdoor living. A separate utility room offers additional workspace and storage, finished with practical checkerboard flooring, helping to keep the main kitchen area clutter-free, while a ground floor cloakroom adds further convenience.



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Upstairs, the property continues to impress with four well-proportioned bedrooms, all accessed from the landing, along with a dedicated study ideal for home working. The principal bedroom enjoys a bright front aspect, while a second bedroom benefits from its own en-suite shower room. The remaining bedrooms offer flexibility for growing families, guests, or additional workspace, all served by a well-appointed family bathroom.

Externally, the property features an attractive front garden that enhances its kerb appeal, complemented by the charming frontage. To the rear, there is a generous enclosed courtyard-style garden designed for ease of maintenance, incorporating sections of artificial grass alongside seating areas ideal for outdoor entertaining, as well as useful outside storage. To the rear, a carport provides an additional practical benefit, accessed from the back of the garden.

This is a truly lovely terraced home that combines period elegance with modern comfort, all set within a highly desirable part of Norwich, offering easy access to local amenities, well-regarded schools, and the city centre.

Agents Note

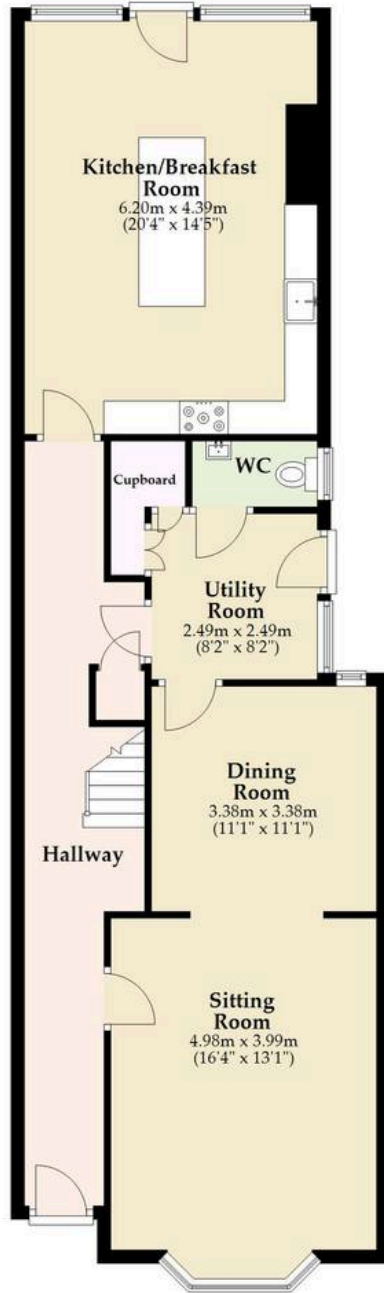
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 87.9 sq. metres (946.6 sq. feet)



First Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 178.2 sq. metres (1918.6 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 misstatement. 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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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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T: 01603 210378
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