



7 Eastwood Mews Constitution Hill, Norwich

Norwich



Minors & Brady

## 7 Eastwood Mews Constitution Hill

Norwich

Hidden away within an exclusive development of just eleven mews-style homes, this beautifully presented property offers generous living space and exceptional versatility. Situated in a prime yet private position just off Constitution Hill, the home provides a wonderful balance of seclusion and convenience. The spacious interior includes a large living room, fitted kitchen, separate dining room and a practical utility area, creating an excellent layout for modern living. Three double bedrooms are accessed directly from the landing and are served by a contemporary family bathroom. Outside, the enclosed rear garden offers an ideal setting for relaxation and entertaining, while a private driveway provides off-road parking. A superb opportunity for families and professionals seeking a well-maintained home in a sought-after location.

- Exclusive development of just eleven mews-style homes
- Tucked away in a prime yet private position off Constitution Hill
- Spacious semi-detached house with over 800 sq. ft. of accommodation
- Impressive sitting room ideal for modern family living
- Separate dining room providing additional reception space
- Practical fitted kitchen with adjoining utility room
- Three double bedrooms, all accessed from the landing
- Contemporary family bathroom with modern fittings
- Enclosed rear garden with lawn, patio and shingle areas
- Private driveway providing off-road parking for one vehicle





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### The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of Church Street enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

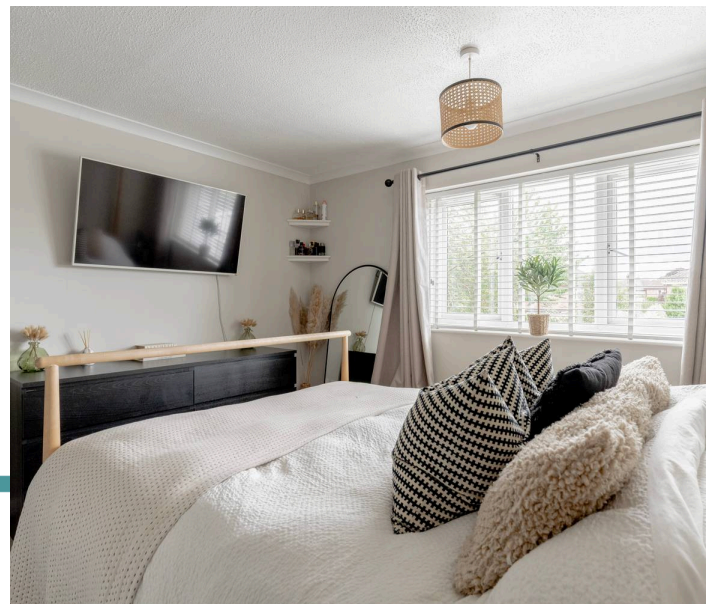
Old Catton benefits from a strong range of local amenities, including three well-regarded schools (one Infant School and two Junior Schools), a GP surgery, supermarket, café, and a variety of local shops and services.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors.

The village has a strong sense of community, supported by an active Parish Council that encourages high standards throughout Old Catton. The Friends of Old Catton play an important role in village life, organising regular events such as summer fairs, open-air theatre productions, and seasonal themed activities for all ages.



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## Eastwood Mews, Old Catton

Tucked away within a small and attractive development of just eleven mews-style properties, positioned just off Constitution Hill, this immaculately presented semi-detached home offers spacious and versatile accommodation in a prime yet private setting.

Combining generous living space with three double bedrooms and a thoughtfully designed layout, the property is ideally suited to families, professionals and those seeking a quieter residential location without compromising on convenience.

Upon entering, a welcoming hallway leads through to the impressive main living area, a bright and spacious room that provides ample space for both relaxation and entertaining. The home's well-balanced layout allows for modern family living, with excellent flow between the reception spaces and an abundance of natural light enhancing the accommodation throughout.

The fitted kitchen offers practical workspace and storage, while the adjoining dining room creates a superb setting for family meals, social gatherings and everyday living. The dining room has been successfully incorporated into the home to provide valuable additional living accommodation.

Complementing the ground floor is a separate utility room, providing useful storage and laundry facilities while helping to keep the main living areas organised and clutter-free.



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The first floor hosts three genuine double bedrooms, all conveniently accessed from the landing. Each room offers comfortable proportions and flexibility for growing families, visiting guests or those working from home. The bedrooms are served by a modern family bathroom, finished in a contemporary style and designed to meet the needs of modern living.

Outside, the enclosed rear garden provides a private and enjoyable outdoor space, featuring a combination of lawn, patio and shingle areas. Whether entertaining guests, enjoying outdoor dining or simply relaxing, the garden offers a pleasant extension of the living accommodation. To the front, a driveway provides off-road parking.

Occupying a desirable position within this exclusive development, the property successfully combines privacy, practicality and spacious accommodation, making it an excellent opportunity for a wide range of buyers seeking a well-presented home in a sought-after location.

## Agents Note

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



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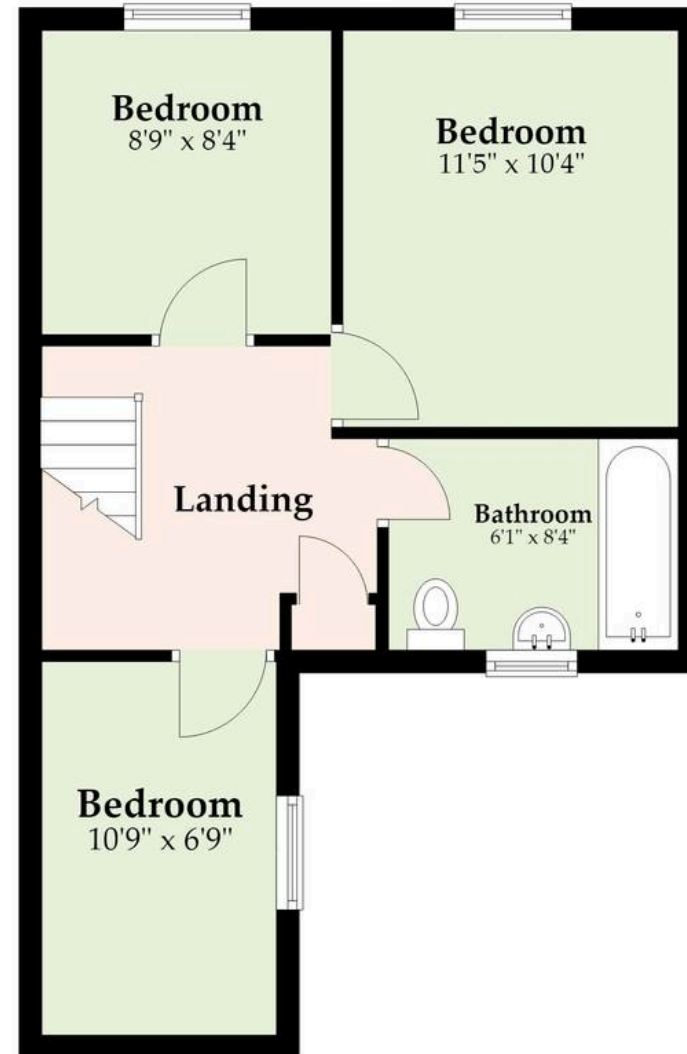
## Ground Floor

Approx. 410.4 sq. feet



## First Floor

Approx. 408.9 sq. feet



Total area: approx. 819.3 sq. feet

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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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