



206 Constitution Hill, Norwich

Guide Price £675,000 - £700,000

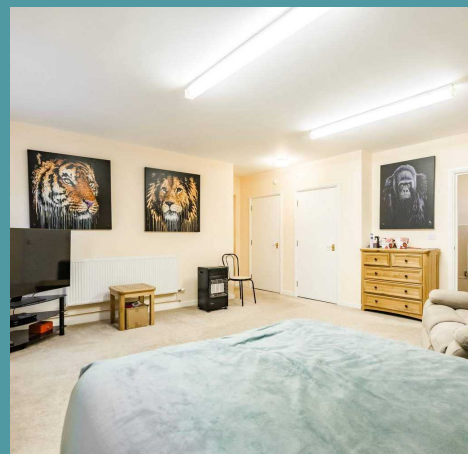
206 Constitution Hill

Norwich

This exceptional property offers unparalleled versatility, making it an ideal opportunity for investors or large families seeking a spacious and adaptable home. With multiple reception areas, a self-contained annex and additional attic rooms, the potential for multi-occupancy or flexible living arrangements is immense. The expansive garden, large workshop/garage and ample parking further enhance the property's appeal for both residential and commercial uses. Its prime location and potential for conversion into multiple flats (subject to planning) only increase its value as a rare and lucrative investment. With a motivated vendor, this is an opportunity not to be missed.

The Location

Constitution Hill is ideally positioned in Norwich, just 2 miles from the vibrant city centre, offering quick access to shopping, dining, and cultural attractions. The property is well-connected to major roads like the A140, making travel convenient, with Norwich International Airport only 3.5 miles away, perfect for frequent travelers. It's also near key amenities, including local schools and parks, with Mousehold Heath, a large nature reserve, just 1.5 miles away, providing excellent outdoor recreation opportunities. This prime location strikes a balance between suburban peace and proximity to the lively city hub.



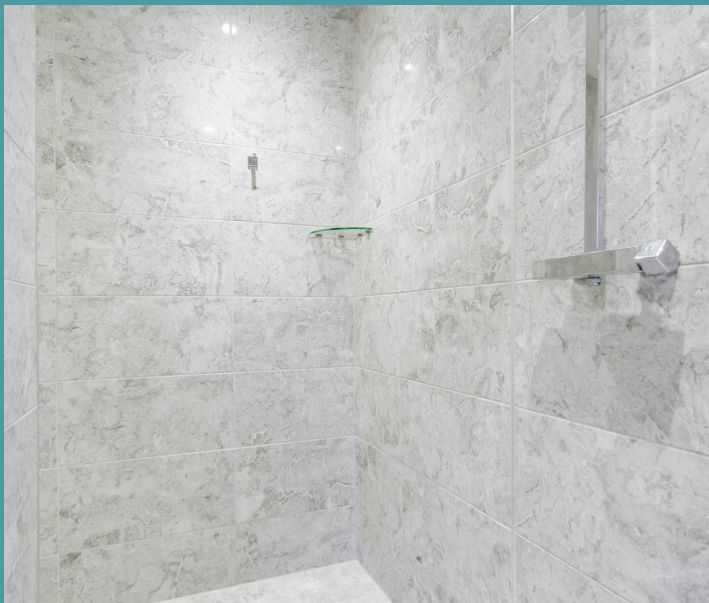
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Constitution Hill

As you enter this exceptional property, you are welcomed by an inviting entrance hall that seamlessly connects to three versatile reception areas. The snug, enhanced by a marble-effect electric fireplace, offers an inviting environment, while the expansive lounge, featuring a built-in log burner, provides the perfect setting for family gatherings. At the heart of the home lies the spacious open-plan kitchen and breakfast room, boasting modern fittings, ample storage and serene views. French doors from this space lead into the elegant orangery, which is bathed in natural light and offers direct access to the beautifully landscaped rear garden.

The first floor presents four generously proportioned bedrooms, including a master suite complete with a large en-suite and walk-in shower. One of the bedrooms enjoys the added luxury of a private balcony overlooking the rear garden, while another bedroom can function as a self-contained studio flat or annex, with its own open-plan living area, kitchen, and bathroom. Each room has been designed with comfort and adaptability in mind, ensuring every member of the household enjoys privacy and flexibility. The second floor features additional attic rooms, ideal for use as an office or storage space.





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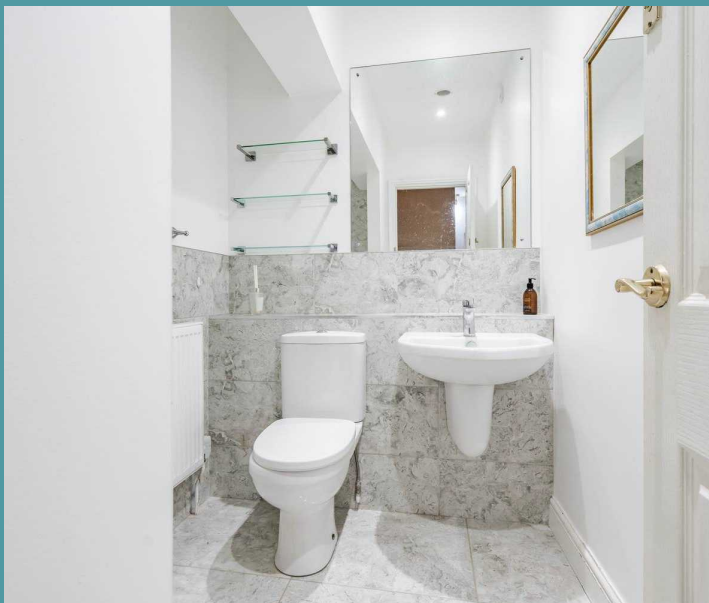
Externally, the property offers a substantial front parking area, capable of accommodating over 10 vehicles, with mature shrubs providing privacy. The rear garden includes a spacious paved patio with a covered pergola, mature trees ensuring privacy and buffer noise from the main road and a well-maintained lawn—perfect for outdoor entertaining and recreation. The large workshop/garage space, easily accessible from the front driveway, presents significant potential for a range of uses. Additionally, a partly converted outhouse, complete with a bedroom, toilet, and utility area, offers further versatility.

This remarkable family home provides an abundance of opportunities for multi-functional living, whether for home offices, playrooms, or potential multi-occupancy arrangements. With scope for converting the property into three or four separate flats (subject to planning approval), it represents a unique opportunity for those seeking a substantial, adaptable home in a prime location. With a motivated vendor and endless possibilities, this property stands as a rare investment opportunity for discerning buyers.

Agents Note

Sold Freehold.

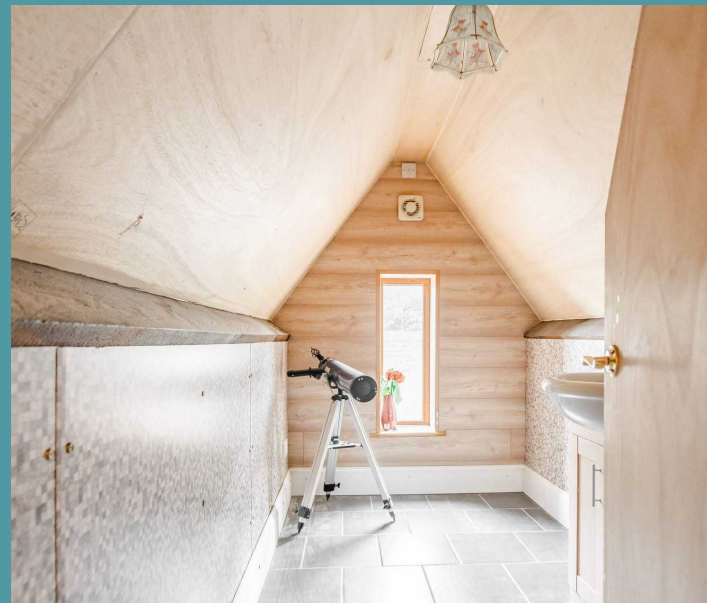
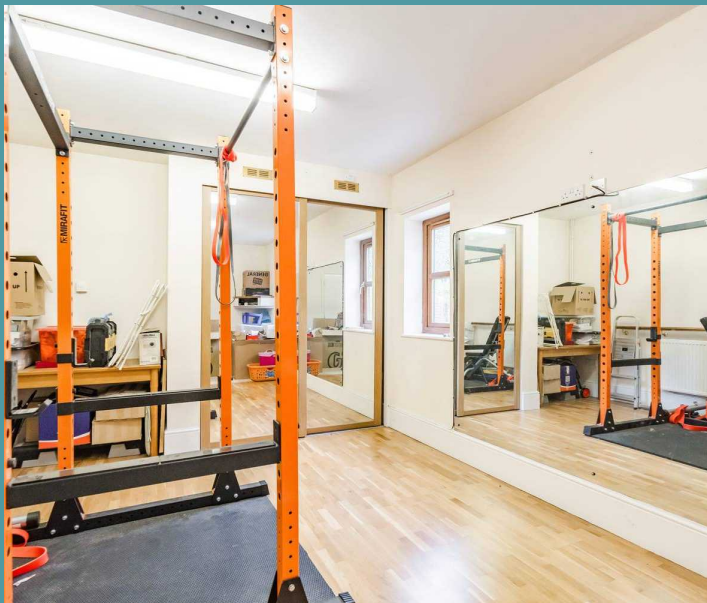
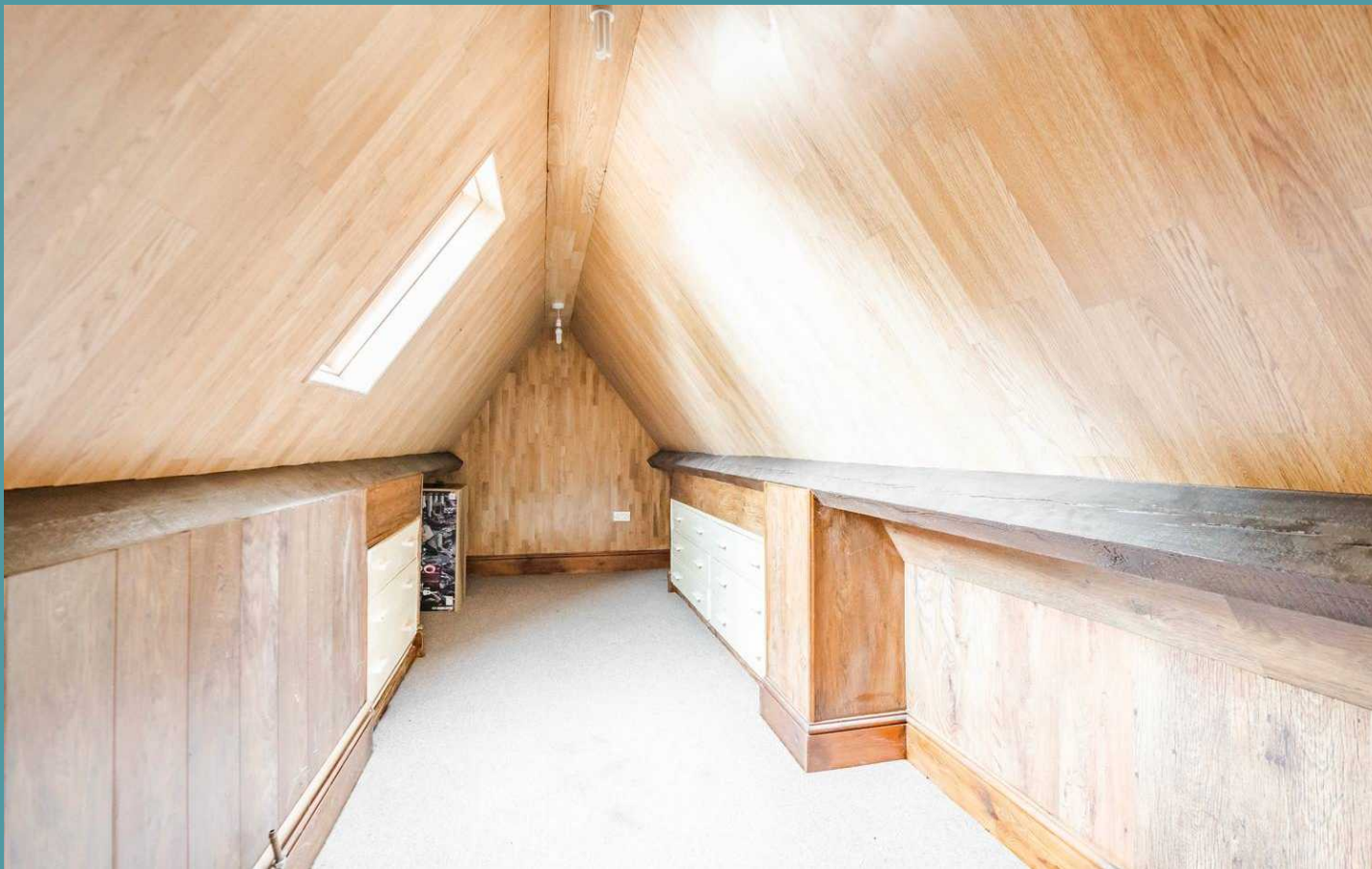
Has right of way over the neighbour's driveway, with no reciprocal access.



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- Expansive and adaptable family home with multiple reception areas and versatile living spaces
- Opportunity for investors with high potential for property conversion, multi-occupancy, or subdivision into multiple flats
- Self-contained annex offering independent living potential or multi-occupancy options
- Large workshop/garage with extensive parking for over 10 vehicles
- Prime location 2 miles from Norwich city centre with excellent access to major roads and transport links
- Beautifully landscaped rear garden with a spacious patio, pergola and mature trees ensuring privacy
- Offering over 3,000 square feet of well-designed internal living space
- Includes additional attic rooms, perfect for office space or storage
- Versatile outhouse with additional bedroom, toilet, and utility area for further accommodation or work-from-home space



GROUND FLOOR

