

abbotFox  
Bespoke.



Constitution Hill, Norwich, NR3  
Guide Price £475,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







## THE DETAIL \_\_\_\_\_

abbotFox Bespoke presents this beautifully renovated Victorian terrace, perfectly positioned on the sought-after Constitution Hill in Norwich.

Blending period charm with modern comforts, this stunning hall-entrance home has been thoughtfully updated while retaining its original character. From the moment you step inside, high ceilings, intricate cornicing, and original fireplaces set the tone for a home that exudes elegance and warmth.

The ground floor features a spacious bay-fronted lounge with a feature fireplace, creating a welcoming space to relax. The open-plan dining area seamlessly connects to the stylish, newly fitted kitchen, complete with high-quality cabinetry, integrated appliances, and sleek worktops. A set of bi-folding doors opens onto the private rear garden, offering a perfect space for outdoor entertaining.

Upstairs, the property boasts three generously sized bedrooms, all beautifully presented. The principal bedroom enjoys a bright bay window, enhancing the sense of space. A contemporary family bathroom, finished to a high standard, and a fourth bedroom / nursery room completes the upper floor.

Outside, the landscaped rear garden offers a blend of lawn and patio areas, providing a private retreat in the heart of the city. The property also benefits from a convenient location within easy reach of Norwich city centre, local amenities, and excellent transport links.

Guide Price £475,000 - £500,000



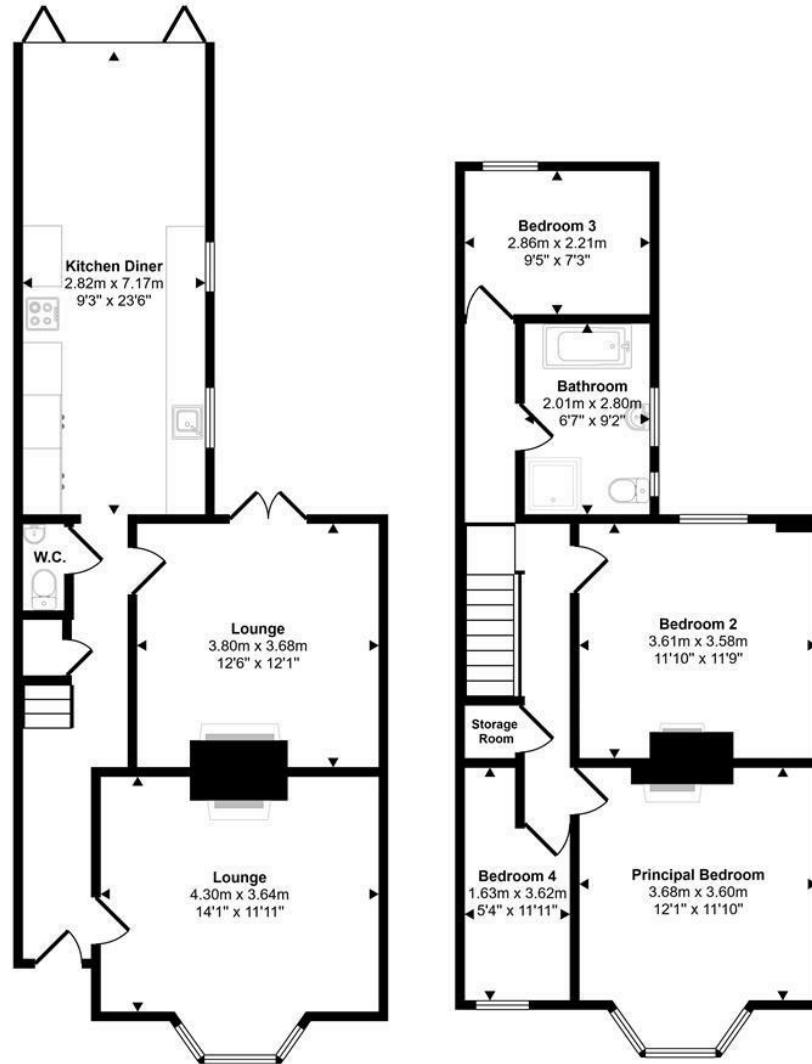




## THE HIGHLIGHTS \_\_\_\_\_

- Tastefully renovated Victorian home
- Hall entranced
- Four bedrooms
- Generous living accommodation
- Sought after location
- Ideal family home
- Easy access to local amenities
- Internal viewing recommended
- Guide Price £475,000 - £500,000

Approx Gross Internal Area  
119 sq m / 1279 sq ft



Ground Floor  
Approx 62 sq m / 668 sq ft

First Floor  
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

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