







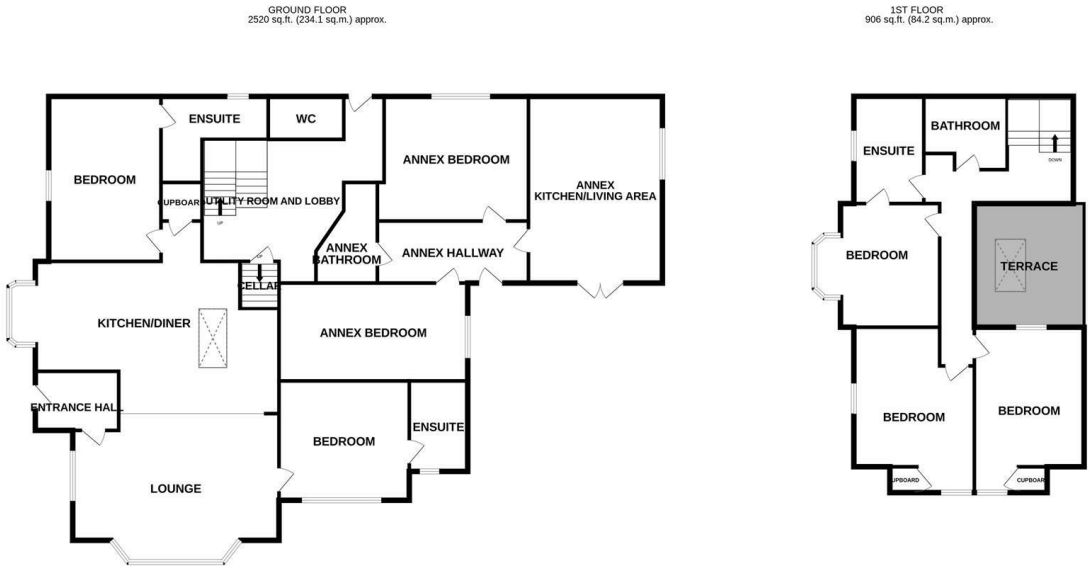
140 Constitution Hill I I Norwich I NR3 4BB

Guide Price £675,000

** GUIDE PRICE £675,000 - £700,000 MUST VIEW ** Gilson Bailey are delighted to offer The Constitution Tavern, a truly unique former public house converted into a stunning residence with a self-contained two bedroom annex, situated in the sought-after NR3 area of Norwich. Originally dating back to 1864 and rebuilt in 1933 by RG Carter for Bullards Brewery, the property was stylishly converted in 2012 and now provides versatile accommodation of up to seven bedrooms, ideal for large or multi-generational families or those seeking potential rental income with excellent Airbnb potential. The main house features a welcoming entrance hall leading to a superb open-plan living area with original oak parquet flooring, feature fireplace and dual-aspect bay windows with wooden shutters. The impressive modern kitchen boasts high-end cabinetry, central island with toughened glass worktops, atrium and quality integrated appliances. Also on the ground floor are two en-suite double bedrooms, utility room, WC, side lobby and cellar access. Upstairs are three further bedrooms, with the main bedroom enjoying an en-suite shower room and large bay window, alongside a family bathroom. An impressive decked roof terrace with glass balustrade provides a great space for relaxing and entertaining. Outside, a newly laid driveway provides ample parking, with a private garden beyond. The self-contained annex has its own driveway for two vehicles and comprises a light-filled open-plan kitchen/living area with vaulted ceiling and French doors, two bedrooms and a stylish shower room with underfloor heating, along with its own enclosed garden and raised terrace. The annex also offers potential for a garage or cart lodge, while the main garden features lawn, paved seating areas, attractive planters and a garden shed. Combining history, character, generous accommodation and superb versatility, this truly impressive home presents an opportunity in NR3!, so be quick to book a viewing.

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TOTAL FLOOR AREA : 3426 sq.ft. (318.3 sq.m.) approx.

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.
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Location

Constitution Hill is situated close by to many local amenities including schooling for all ages, popular shops, pubs, restaurants, doctors, supermarkets and parks to include Sewell Park and Catton Park. There are great public transport links to and from the city centre with ease of access to the Norwich Ring Road, Norwich International Airport and the NDR with links to the Norfolk Broads and North Norfolk coastline.

Entrance Hall

Lounge 22'3" x 14'2"

Kitchen/Diner 30'7" x 16'4"

Bedroom 17'8" x 12'1"

En Suite

Bedroom 12'10" x 11'10"

En Suite

Utility Room 11'10" x 7'6"

Cloakroom

Bedroom 12'4" x 10'3"

En- Suite

Bathroom

Bedroom 14'3" x 11'0"

Bedroom 11'2" x 10'11"

Roof Terrace 18'0" x 10'1"

Annex

Open Plan Kitchen/Living Area 16'2" x 13'3"

Bedroom One 20'2" x 9'8"

Bedroom Two 13'10" x 9'10"

Bathroom

Local Authority

Norwich City Council - TBC

Tenure

Freehold

Utilities

Mains Gas, Water and Electricity

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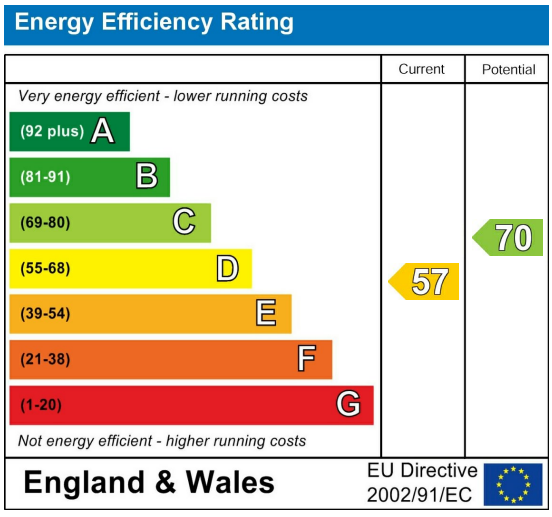












Local Authority

Norwich City Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.