



278 Constitution Hill | | Norwich | NR6 7RD

Guide Price £325,000

GUIDE PRICE: £325,000 - £350,000 **SPACIOUS LIVING TO THE NORTH OF NORWICH WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this three bedroom detached bungalow on a sought after road location to the north of Norwich with accommodation comprising entrance porch, entrance hall, light and airy lounge, modernised kitchen/diner, three bedrooms, stylish shower room and separate WC. Outside there is a good sized front garden with paved driveway for off-road parking and leading to a single garage with a beautiful, mature, enclosed garden to the rear. The bungalow benefits from double glazing, gas fired central heating and is in good condition throughout. Internal viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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, popular shops, pubs, restaurants, 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.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge, all three bedrooms, shower room and WC.

Lounge

4.89m x 4.56m (16' 1" x 15' 0") Double glazed windows to front and side, two radiators, gas fireplace.

Kitchen/Diner

5.46m x 3.02m (17' 11" x 9' 11") Fitted wall and base units with work tops over, sink and drainer, four ring electric hob with extractor over, fitted double oven, integrated dishwasher and fridge, double glazed windows to front and side, radiator, karndean flooring.

Bedroom One

4.07m x 3.54m (13' 4" x 11' 7") Double glazed window to rear, radiator, built-in wardrobes.

Bedroom Two

3.99m x 2.72m (13' 1" x 8' 11") Double glazed window to rear, radiator, built-in wardrobe.

Bedroom Three

3.02m x 2.10m (9' 11" x 6' 11") Double glazed window to side, radiator.

Shower Room

3.02m x 2.07m (9' 11" x 6' 9") Walk-in shower cubicle, low level WC, hand wash basin, bidet, frosted double glazed window to side, heated towel rail.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window to side.

Outside - Front

Shingled garden with mature plants and shrubs, paved driveway for off-road parking and leading to:

Single Garage


Double glazed window, up and over door, power and lighting.

Outside - Rear

Patio seating area, lawned area, mature plants and shrubs, pond, timber summerhouse, enclosed by timber fencing and hedging.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

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.

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