



The Oaks,
Cranes Road,
East Carleton,
NR14 8HB

Guide Price: £750,000





- Detached four-bedroom family home
- Large gardens with field views
- Double garage with off-road parking
- Main bedroom with dressing room and en-suite
- Second bedroom with en-suite
- Lounge with wood burner
- Country kitchen with views overlooking the garden
- Dining room and separate snug/study
- No onwards chain!

Location

The Oaks is nestled in the Norfolk countryside, just a couple of miles from the historic, South Norfolk market town of Wymondham, with convenient access onto the A11. The town is popular, enhanced by its close proximity to Norwich, whilst offering a pretty town centre, packed with charm and characterful buildings. There is a wide range of independent businesses, shops and cafes, along with national supermarkets which includes Waitrose, Morrisons and Coop. Elaborating on the transport perspective, the town has a mainline railway station with links to Norwich, Cambridge and London.

The neighbouring, medieval city of Norwich enjoys a wealth of cultural and historic significance, with the city boasting an array of entertainment and nightlife options as well as a diverse and vibrant food and restaurant scene. Norwich benefits from excellent transport links, via bus, rail and air; Norwich International Airport is located just to the north of the City.





The Property

Oak House is a well-presented property embracing a blend of character and modern features throughout whilst homing four double bedroom of high specification, main bedroom with dressing room and ensuite, second bedroom with ensuite, and two further double bedrooms looking onto field views. On the ground floor there is sitting room with a wood burner, study/bedroom, dining room, utility room and fully fitted kitchen with granite worktops and Rangemaster oven.

Outside

To the immediate outside of the property there is a shingle driveway providing off road parking for several vehicles and access to the brick built double garage. There is a private walled garden backing onto and offering field views. To the side of the property is the main garden with mature trees and hedgerow to the boards.

Services

Oil fired central heating , mains water and septic tank. Council tax is payable to South Norfolk Council.

Viewing Strictly by appointment with TW Gaze.

Freehold

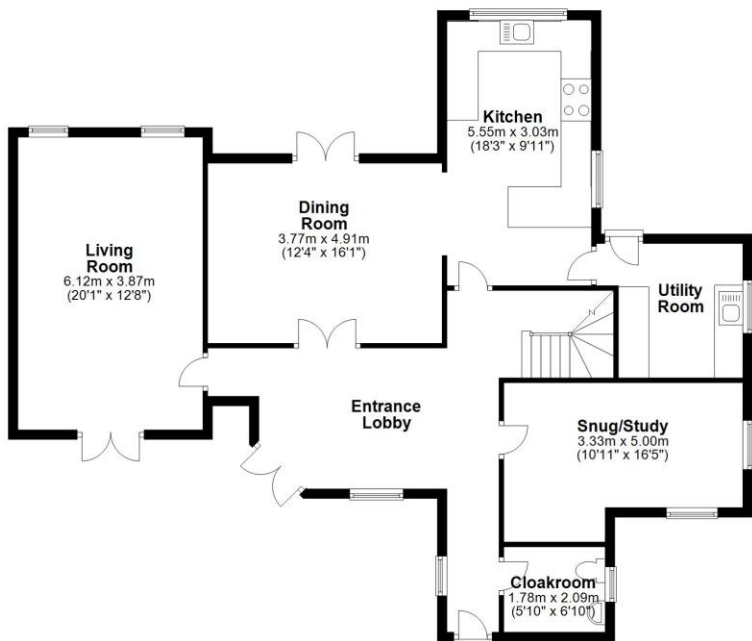
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



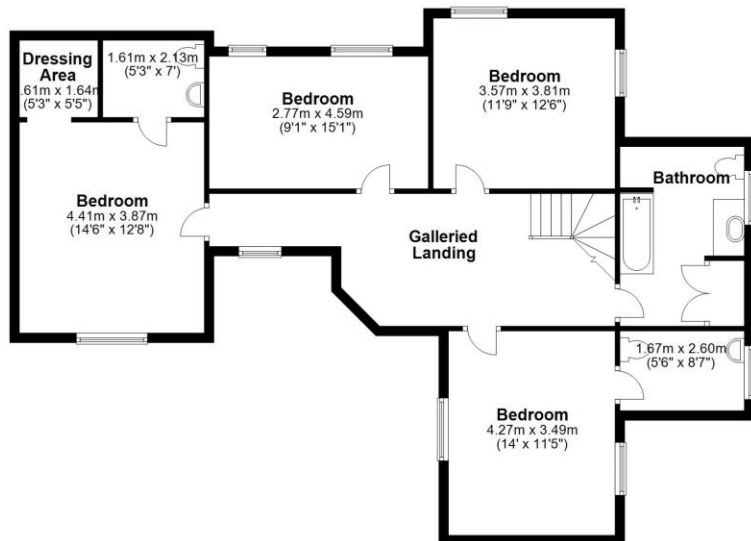
Ground Floor

Approx. 112.9 sq. metres (1215.5 sq. feet)



First Floor

Approx. 100.3 sq. metres (1079.6 sq. feet)



Total area: approx. 213.2 sq. metres (2295.1 sq. feet)

The Oaks, East Carleton

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