



Rectory Road, East Carleton - NR14 8HT



Rectory Road

East Carleton, Norwich

Nestled within the heart of the countryside lies this CAPTIVATING GRADE II LISTED detached COTTAGE, exuding historic CHARM and CHARACTER at every turn. Spanning over 2100 Sq. ft (stms), this ENCHANTING RESIDENCE is set on a substantial 0.38 Acre TREE LINED PLOT (stms), showcasing a WELL-MAINTAINED INTERIOR adorned with EXPOSED TIMBER BEAMS and striking FEATURE FIREPLACES. As you step inside, you are greeted by a welcoming RECEPTION HALL leading to THREE RECEPTION ROOMS, offering versatile living spaces for both relaxation and entertainment - these include a DUAL ASPECT SITTING ROOM and DINING ROOM, whilst the FAMILY ROOM includes an EN SUITE W.C and could be used as a ground floor bedroom. The KITCHEN/BREAKFAST ROOM offers a farmhouse feel, with a further side lobby. The property boasts THREE DOUBLE BEDROOMS, along with a spacious split level FAMILY BATHROOM which includes a walk-in shower. The great outdoors beckon, inviting you to EXPLORE the VAST OUTDOOR SPACE that comes with this remarkable property.

The gardens, sprawling across the land, are an absolute delight, split into TWO DISTINCT SECTIONS. To the rear, the main garden features lush greenery and vibrant flora, complemented by a patio seating area and a brick built storage building. Beyond lies a wooded area, offering a sense of serenity and seclusion.

Council Tax band: F

Tenure: Freehold

- Grade II Listed Detached Cottage
- Over 2100 Sq. ft (stms) of Accommodation
- Occupying a 0.38 Acre Plot (stms)
- Well Maintained Interior with Exposed Timber Beams & Feature Fireplaces
- Three Reception Rooms & Welcoming Reception Hall
- Three Double Bedrooms
- Option for Ground Floor Bedroom
- Private Gardens with a Tree Lined Rear Aspect

The popular South Norwich village of East Carleton is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger villages of Swardeston and Mulbarton. The neighbouring village of Swardeston has a church, bakery and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.



SETTING THE SCENE

Occupying a rural setting with a tree lined rear aspect, a timber picket fence encloses the front garden whilst a timber five bar gate opens up to the shingle driveway where ample off road parking, turning space and garage access can be found. The driveway is laid to shingle and is bordered by hedging which screens the garden beyond. An open aspect leads to the rear garden and a door takes you to the hall entrance with a further door situated to the front of the property for everyday access.

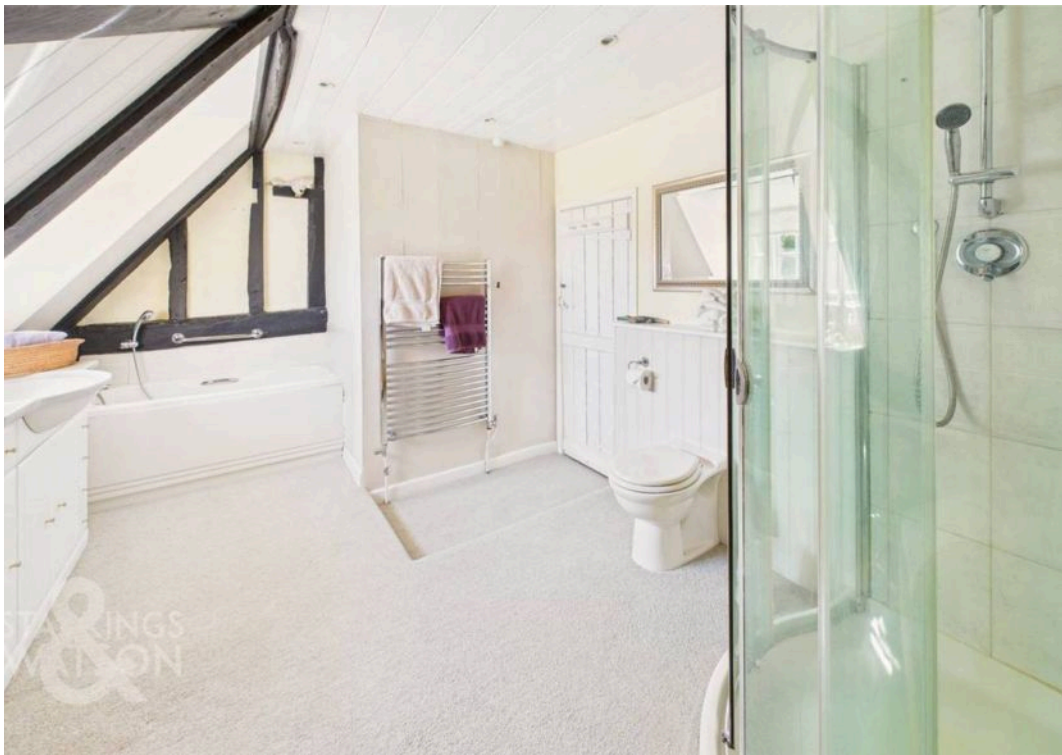
THE GRAND TOUR

The side door provides a functional hall entrance space with pamment tile flooring underfoot and access to the main living space and kitchen. Adorned with exposed timber beams, this characterful entrance offers the ideal meet and greet space. To your right hand side as you enter is the main kitchen offering a farmhouse style arrangement ideal for a table in the centre with front and side facing windows, flooding the room with extra natural light. The kitchen offers extensive built-in storage with room for general white goods including an electric cooker, fridge, freezer and dishwasher - with a feature fireplace housing the floor standing oil fired central heating boiler. A walk-in pantry cupboard can be found to the front with storage shelving installed, along with the electric fuse box sitting opposite. Steps rise to the formal dining room with dual aspect views to side and rear, and a vaulted ceiling above including exposed timber beams. The formal sitting room leads off the hall entrance, centred on a grand open fireplace with exposed brickwork and timber beam, whilst tiled flooring flows from the hall entrance and creates a hearth to the fireplace. The sitting room offers dual aspect views to front and rear flooding the room with excellent natural light, whilst offering a range of exposed timber beams and a further door taking you to the original hall entrance creating a versatile space ideal as a home office or further reception room.

With access doors leading to the front and rear garden, a family room or bedroom can be found offering dual aspect views to the side and rear, with an ensuite W.C created which could be removed to make a larger reception space if required. Finished with a contemporary white two piece suite, storage can be found under the hand wash basin whilst exposed timber beams can be found above.

Heading upstairs, the carpeted landing is flooded with natural light with rear facing windows offering garden views across the tree lined rear aspect, with exposed timber beams, built-in storage and doors leading off to the bedroom accommodation. Starting at one end, the first of the double bedrooms includes a window to side and velux window to rear, with a range of exposed timber beams and a vanity unit to one corner with an integrated hand wash basin. The family bathroom offers a split level design, housing a four piece suite including a separate bath and shower cubicle, with built-in storage and heated towel rail. The main bedroom offers a front facing view with built-in storage and wardrobe space, with a vanity unit including a sink. A separate W.C leads off the landing, along with the final double bedroom, complete with a dual aspect view to front and side, exposed timber beams to the walls and ceilings, built-in storage and fitted carpet.







THE GREAT OUTDOORS

Occupying a 0.38 acre plot (stms), the gardens wrap around the side and rear, split into two key sections. The main rear garden includes extensive planting, with a patio seating area and brick built storage building. A wooded area sits to the rear, with the garden opening up beyond the driveway to an orchard area and secluded secret garden. The garage is accessed via double doors to front.

FIND US

Postcode : NR14 8HT

What3Words : ///elect.ears.rotate

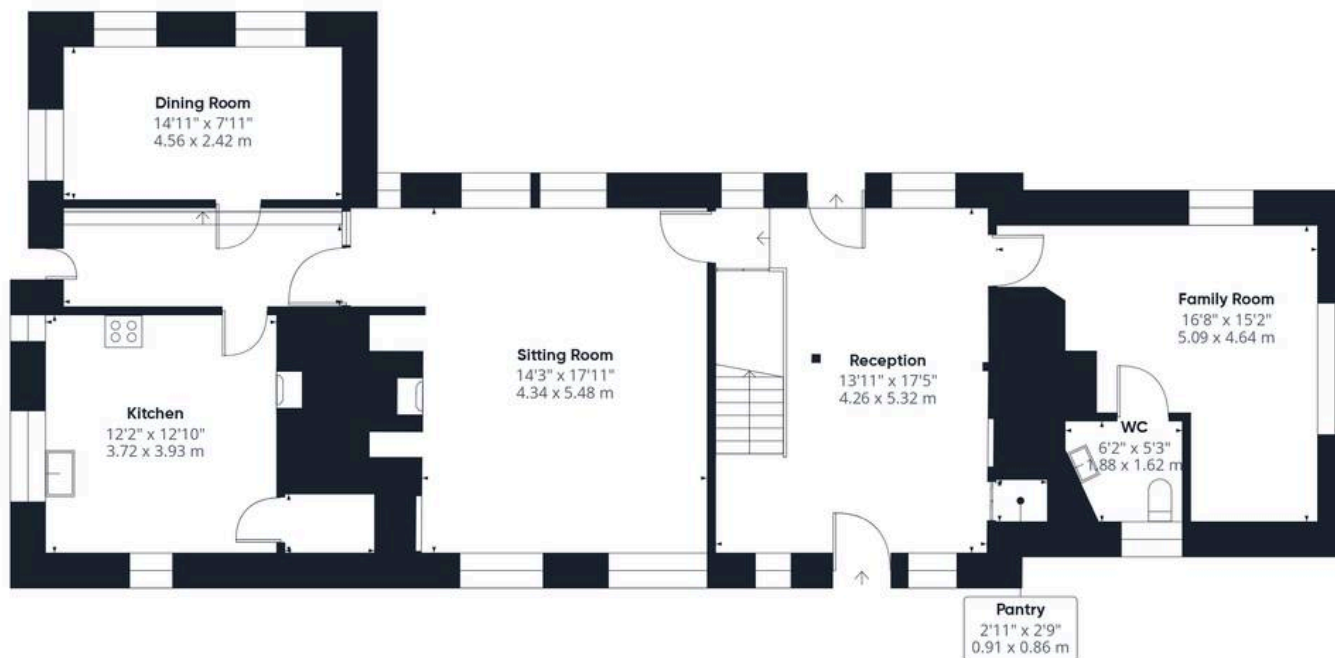
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

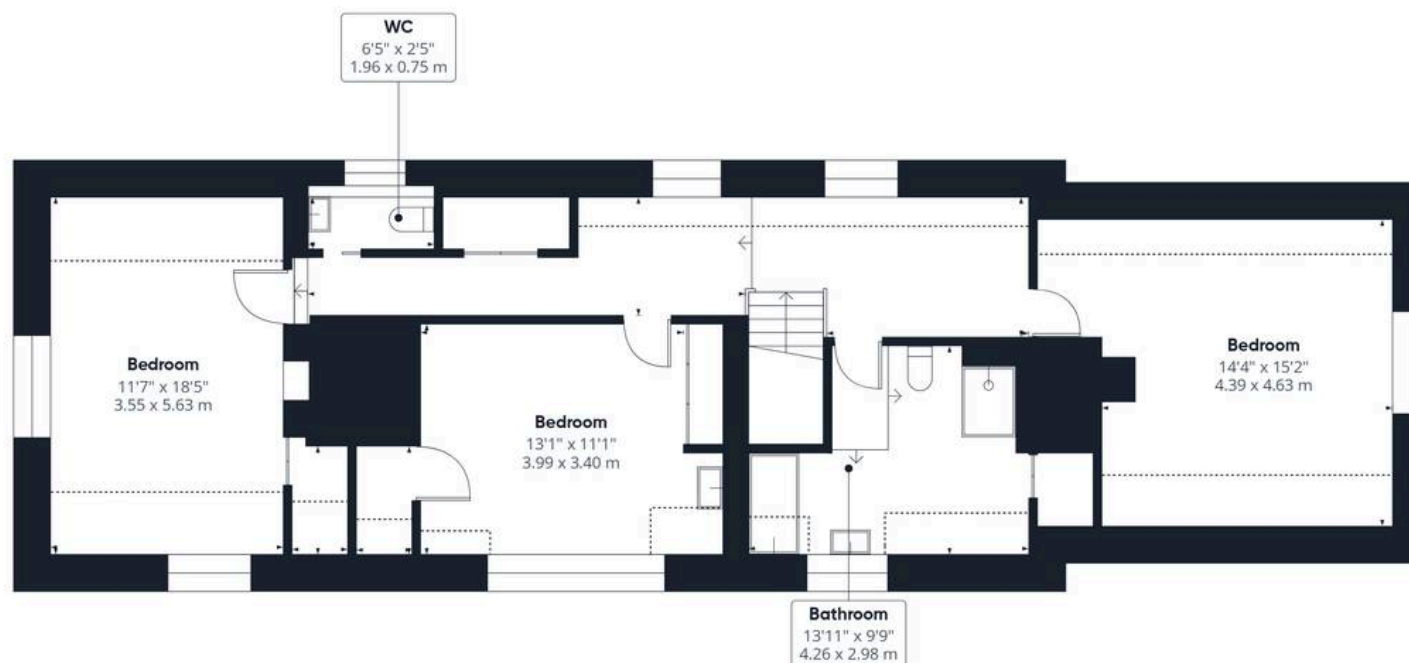
AGENTS NOTES

The property uses a septic tank for drainage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2105 ft²

195.6 m²

Reduced headroom

212 ft²

19.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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