



4 Wymondham Road, East Carleton - NR14 8HY

OIEO- £400,000 Freehold

Set within the peaceful village of East Carleton, this characterful Victorian semi-detached home, dating back around 150 years, offers spacious and versatile living across two floors. With three double bedrooms, each enjoying direct access to either a ground-floor shower room or a first-floor family bathroom, the layout is both practical and well-considered. Generous reception spaces include a lounge with an open fireplace and solid wood flooring, a large dining room, and an expansive kitchen featuring a range cooker and plenty of space to dine and unwind. Outside, the impressive south-facing garden is a true highlight, with mature fruit and nut trees, a patio for outdoor enjoyment, and a wide lawn. A generous driveway at the front provides ample off-road parking. Surrounded by open countryside and close to the 56-acre Ladybelt Country Park, the home enjoys a semi-rural setting with excellent access to Norwich and the A11.

Location

Wymondham Road in East Carleton enjoys a wonderfully peaceful setting surrounded by open countryside, while still offering easy access to everyday amenities. Situated just a short drive from the historic market town of Wymondham, with its range of shops, schools, and mainline rail connections to London and Cambridge, the location is also within convenient reach of Norwich city centre, approximately seven miles away. With nearby access to the A11 and A47, as well as scenic walking and cycling routes through the South Norfolk landscape, this area is perfect for those seeking rural charm without sacrificing connectivity.



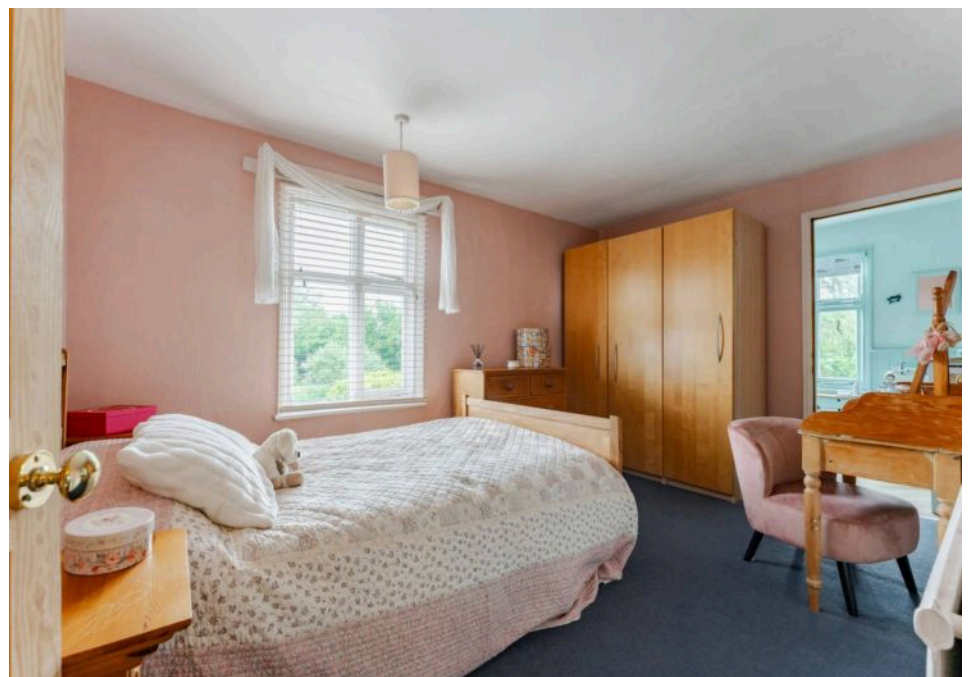
Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

The property has a septic tank and is registered for the upcoming septic tank upgrade scheme under Norfolk's nutrient neutrality regulations.

Heating system- Oil Central Heating

Council Tax Band- B



Wymondham Road, East Carleton

Step inside this Victorian home and you're immediately greeted by the inviting warmth of the spacious lounge. A working open fireplace with a traditional wood surround anchors the room, complemented by solid wood flooring underfoot and characterful wallpaper that adds a sense of timeless comfort. Sunlight streams through the window, highlighting the period details and drawing you further in.

From here, move through to the generous dining room, a practical and elegant space perfect for everyday meals or entertaining. Pendant lights add atmosphere, while the solid wood flooring continues through, and French doors open directly onto the rear garden, creating a natural indoor-outdoor connection.

The kitchen is a standout feature, generously proportioned and full of period charm. Fitted units and plentiful counter space offer functionality, while touches like wood shelving, sandyford classic range cooker, and a serving hatch contribute to its unique appeal. Inset ceiling lights and tiled flooring keep the space bright and practical, and there's ample room for dining. A delightful nook area extends from the kitchen, flooded with natural light and perfect as a cosy seating area overlooking the garden. A door from the kitchen also provides direct access outside.

Also on this floor, you'll find the first of three double bedrooms, currently used flexibly as a study or guest room. It benefits from direct access to a fully tiled ground-floor shower room featuring an open-style wet area for ease of use and a sleek design.

Head upstairs to discover two further double bedrooms, both well-proportioned with carpeted flooring and an airy feel throughout. Each room enjoys plenty of natural light, and both have direct access to the first-floor bathroom, which is presented with a full-size bath, WC, basin, and stylish wood-effect flooring. The bathroom's soft tones and window outlook make it a calm, refreshing space to start or end your day.

Additionally, the home benefits from a new roof installed three years ago, as well as double glazing to the rear.

Outside, the large enclosed rear garden enjoys a sunny south-facing aspect and offers a truly special outdoor space. Exceptionally private and thoughtfully planted, the garden includes a raised wooden deck ideal for relaxing or entertaining, a patio area perfect for outdoor dining, and a wide lawn framed by well-established greenery. A standout feature is the selection of mature fruit and nut trees, including apple, plum, damson, mulberry, walnut, and cobnut, which add both visual interest and seasonal appeal.

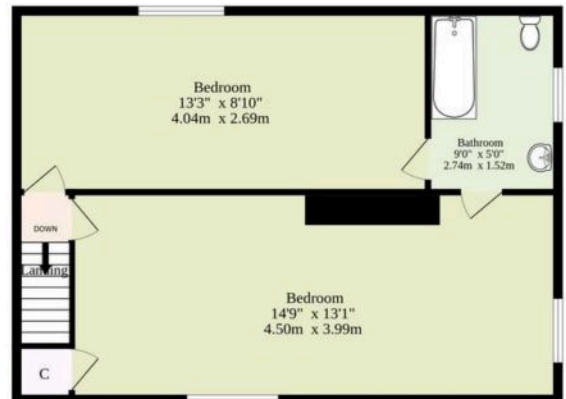
To the front, a wide driveway provides generous off-road parking for multiple vehicles and is bordered by mature hedging, enhancing the home's secluded and peaceful setting.



Ground Floor
802 sq.ft. (74.5 sq.m.) approx.



1st Floor
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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