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Whitehouse
Wymondham Road
East Carlton



A WONDERFUL FOUR/FIVE-BEDROOM GRADE II LISTED HOME WITH ANNEXE POTENTIAL AND MATURE GARDEN

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Whitehouse, Wymondham Road, East Carlton, NR14 8JB

ENTRANCE LOBBY

The front door, which is seldom used, opens to a lobby with doors to the sitting and the kitchen/dining room. Stairs lead to the first floor giving access to bedroom 1 and the bathroom.

SITTING ROOM

This well-proportioned living room has windows to two aspects, and a brick lined fireplace housing a wood burning stove on a pamment hearth. Central exposed ceiling beam.

KITCHEN/DINING ROOM

A spacious 'live-in' kitchen fitted with wooden kitchen cabinets and large island, with solid oak work surface, which divides the kitchen area from the dining area and provides plenty of storage. Also within the kitchen area is a butler sink and a former fireplace, with original store cupboards, provides space for a range style cooker. Alongside this fireplace a door opens to stairs leading up to the main landing.

Within the dining/living area a fireplace houses a wood burning stove on a pamment hearth. Alongside this is a deep larder. This room has rustic hand-made tiles to the floor, and windows to both front and rear aspects. A stable door leads out to the courtyard.

BOOK ROOM

This shelved room with quarry tiled floor has windows to two aspects and could make a lovely home office if required.

LOBBY/CLOAKROOM

Ideal space for hanging coats with cupboard housing the oil-fired central heating boiler, this lobby links the main house to the annexe.

STUDY/BEDROOM 5

With roof light







SHOWER ROOM

Wet room style shower room with pamment tiled floor, with shower, wc and hand wash basin.

UTILITY/SECOND KITCHEN

Fitted with kitchen units to two walls, integrated fridge and gas hob,



and space for a washing machine. Quarry tiled floor. Stairs, with storage under, lead up to the study/fifth bedroom, while a door opens to the studio.

STUDIO /WORK ROOM

This impressive space features a high, vaulted ceiling with exposed

timbers, quarry tiled floor and some exposed brickwork to the upper walls. There are windows to two aspects as well as two roof lights, allowing plenty of natural light to flood in. A fireplace houses a wood burning stove on raised brick hearth. Stable door to the courtyard.



FIRST FLOOR

Lobby landing accessed via the staircase from the entrance, lobby with doors to bedroom 1 and the bathroom.

BEDROOM 1

A lovely double bedroom with windows to two aspects an original cast iron fireplace with wooden surround. Partially vaulted ceiling fitted storage cupboards and walk-in wardrobe.

BATHROOM

A 'Jack and Jill' room with exposed timbers and windows to the front and rear aspect. It has a freestanding bath with mixer tap and handheld shower, wc and hand wash basin set on a tiled washstand with cupboard under. A second door leading to the main landing.

LANDING

Has fitted storage to one wall, window to the front aspect, exposed beams and winding staircase from the kitchen/dining room.

BEDROOM 2

A double bedroom with exposed timbers and a window to the front aspect. This room has a vanity hand wash basin and a deep storage cupboard.

BEDROOM 3

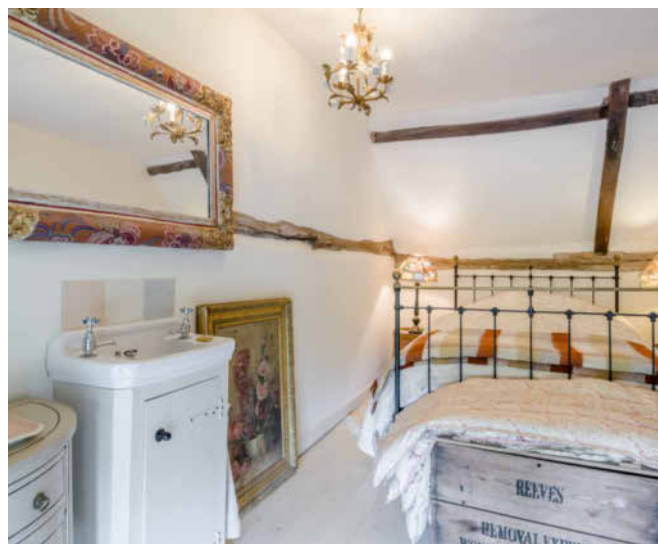
Has exposed timbers and a window to the rear overlooking the courtyard.

BEDROOM 4

As with bedroom 3 this bedroom has exposed timbers and a window to the rear overlooking the courtyard.

EXTERNAL

The property has full rights of access over the neighbours drive onto its own, private, drive which has double gates to the Wymondham Road, provides parking and has access to the garage, and a utility





area alongside. A gate opens to the front garden which is lawned and planted with a number of mature shrubs behind a low brick and flint wall. Immediately to the rear of the house is a courtyard garden enclosed by the house itself and the outbuilding. This courtyard has a paved patio area and a gravelled garden with a number of plant and shrub beds, creating a delightful environment for outdoor living/dining. From the courtyard an opening leads to the main garden,



which is again lawned, enclosed by walling, and planted with a lovely range of shrubs and mature trees. This garden offers other, pleasant seating areas.

OUTBUILDING

This useful building incorporates the garage and a storage room whilst the central part provides an open fronted undercover area with brick flooring that overlooks the courtyard.



Whitehouse, Wymondham Road, East Carleton, Norwich



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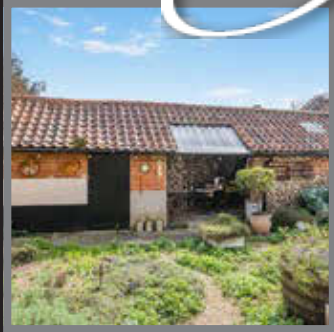
The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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£600,000



Understood to date from around 1700 this Grade II Listed house has been carefully cared for by the current owners and offers four/five-bedroom accommodation with an annexe. The ground floor features a well proportioned sitting room, with wood burning stove, a large kitchen/dining room, book room, shower room, a kitchenette/utility room and a studio with high, vaulted ceiling. On the first floor of the main house there are four bedrooms and bathroom. Throughout the property, which has heritage double glazing, there is plenty of character provided by exposed timbers, some exposed brickwork and fireplaces.

Externally there is an enclosed courtyard, and mature garden, parking and outbuilding which incorporates a garage.

The village of East Carleton is conveniently situated for access to Norwich and Wymondham while the nearby village of Mulbarton offers local shopping facilities, a Doctors Surgery Primary and Nursery School.

EPC Rating: EXEMPT
Council Tax Band: G
Tenure: Freehold

Viewing by appointment with our
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