



THE STORY OF

# The Laurels

*Norwich, Norfolk*

SOWERBYS



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# The Laurels

Wymondham Road, East Carleton, Norwich, Norfolk  
NR14 8HY

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Detached Family Home

Four Double Bedrooms

Garden Room

Large Double Aspect Sitting Room

Separate Dining Room

Parking for Several Cars on the Private Driveway

Double Garage

Potential for a Work from Home Office

Large Garden

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Enjoying a pleasing position within the ever-popular village of East Carleton, this four-bedroom detached home sits proudly within a generous plot, offering an excellent balance of traditional proportions and sociable, family-friendly living. Thoughtfully arranged and beautifully maintained, the property presents a wonderful opportunity for those seeking space, flexibility and a strong connection to the outdoors.

A spacious and welcoming reception hall sets the scene, immediately conveying a sense of light and scale. The dual-aspect sitting room is a particularly impressive reception, bathed in natural light and enhanced by French doors that open seamlessly onto the garden terrace. The kitchen/breakfast room forms the heart of the home, offering ample space, while the adjoining dining room provides a more formal setting for entertaining. Undoubtedly a highlight of the ground floor is the superb garden room, a tranquil and versatile space. A practical utility room is neatly positioned to the side, completing the ground floor accommodation.

Upstairs, a generous landing leads to four well-proportioned double bedrooms, each enjoying a pleasant outlook. The principal suite benefits from its own en-suite shower room, while the remaining bedrooms are served by a central family bathroom.

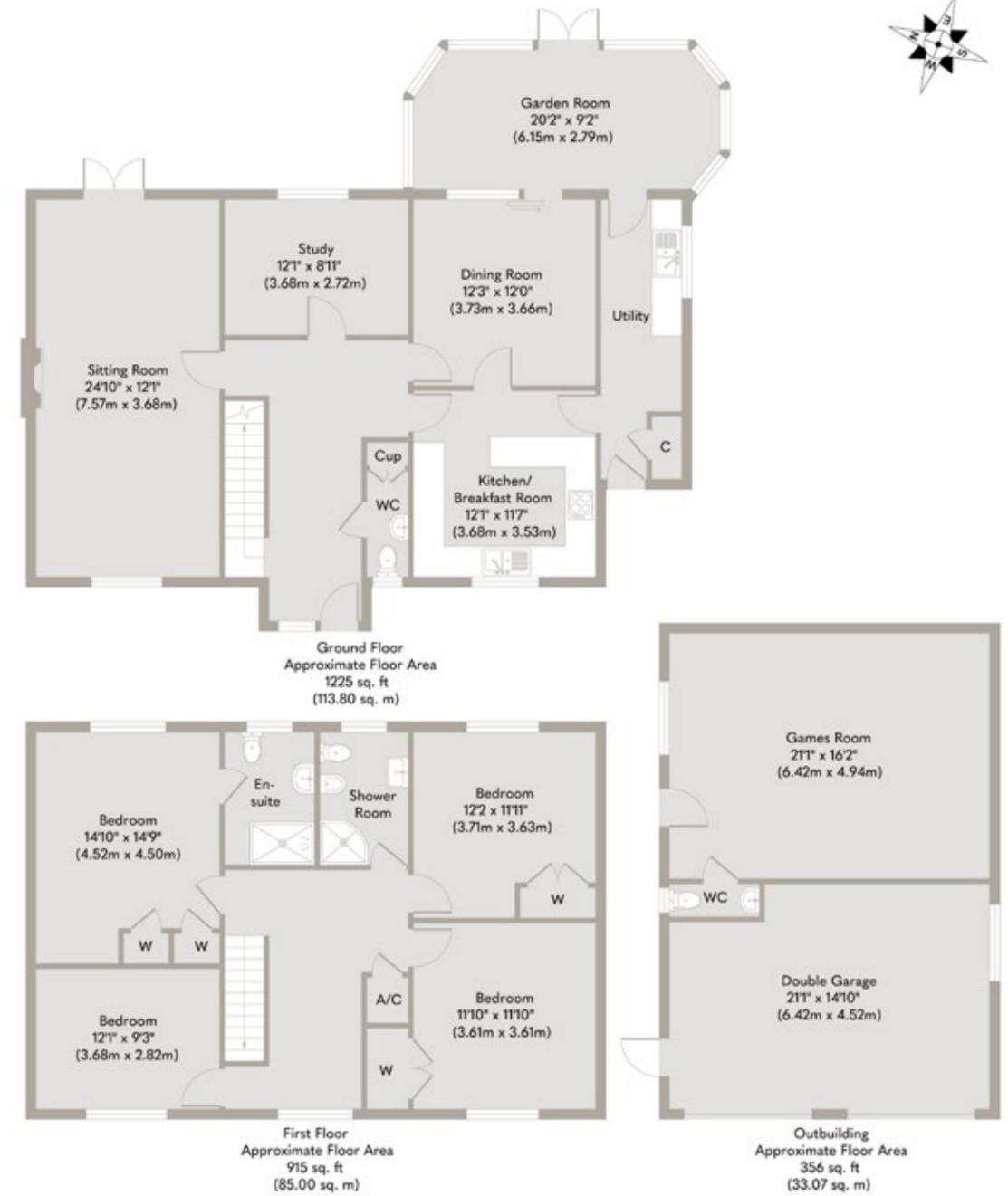
The grounds are equally impressive. The rear garden is predominantly laid to lawn and framed by mature hedging and established trees, creating both privacy and a delightful backdrop. To the front, a substantial driveway provides parking for several vehicles and leads to a double garage. Attached to and set behind the garage is a highly adaptable additional space, formerly used as a snooker room, offering excellent scope as a home office, studio, or potential annex (subject to the necessary consents).





Four well-proportioned double bedrooms, each enjoying a pleasant outlook.





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 or tenant. 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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# Norwich

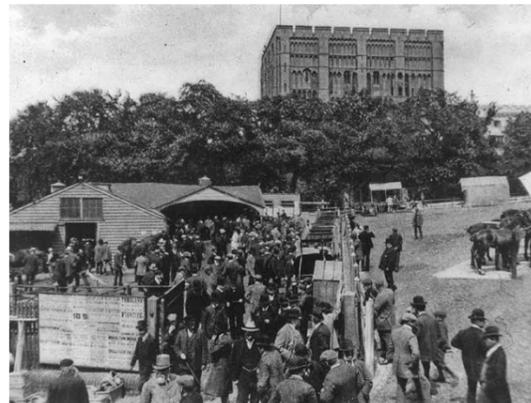
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from the Sowerbys



“Behind the garage is a highly adaptable additional space, ideal as a home office, studio or potential annex.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

E. Ref:-9100-3058-8202-2826-9204.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///salary.swanky.held

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# SOWERBYS

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