

Heritage  
Homes

SALES | LETTINGS

- WELL PRESENTED FAMILY HOME
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- IDEALLY SITUATED FOR SCHOOLS, AMENITIES & TRANSPORT SERVICES
- NO ONWARD CHAIN

**Tenure**  
Freehold



**£365,000**

**Carleton Close, Wymondham, Norfolk, NR18 0EE**

A rare opportunity to acquire this beautifully presented modern linked-detached home, Situated approximately ten miles south-west of Norwich, just off the A11 London to Norwich trunk road, Wymondham offers a wide range of local amenities including a modern medical centre, banks, shops, and a sports and leisure centre with indoor swimming pool. The town also boasts a variety of clubs and societies, regular bus and rail services, and is particularly well regarded for its excellent schooling offered with NO ONWARD CHAIN



4



1



2



### **Entrance Hall**

Textured ceiling, wall mounted radiator, power point, stairs rising to the first floor with useful storage cupboards beneath.

### **Cloakroom**

Fitted with a low-level WC and vanity unit with wash hand basin, radiator, textured ceiling and obscured UPVC double glazed window to the side aspect.

### **Lounge**

A well-proportioned room featuring a textured ceiling, wall mounted radiator, power points and TV point, coved ceiling, dado rail UPVC double glazed window to the front aspect and archway leading through to:

### **Dining Room**

Textured ceiling, coved ceiling, wall mounted radiator and power points, double doors leading to the kitchen and uPVC double glazed window overlooking the rear garden.

### **Kitchen**

Part tiled and fitted with a range of wall and base units incorporating a stainless steel single drainer sink unit with mixer tap and work surfaces over with inset gas hob with extractor over. Breakfast bar, integrated eye level oven and grill, dish washer, power points and a textured, coved ceiling with inset lighting. UPVC double glazed window to the rear aspect overlooking the rear garden.

### **Utility Room**

Fitted with additional worktop with inset stainless steel sink, space and plumbing for a washing machine and tumble dryer, power points and tall units. Personal door to the garage and double glazed window with glazed door opening to the rear garden.

### **First Floor Landing**

Textured ceiling with access to loft space, wall mounted radiator, power point and doors to all rooms.



### **Family Bathroom**

Fully tiled walls and vinyl flooring and fitted with a panelled jacuzzi bath, pedestal wash hand basin and low-level WC. This generous sized family bathroom also benefits from an enclosed corner shower, wall mounted radiator and obscured uPVC double glazed window to the rear aspect.

### **Bedroom One**

Fitted wardrobes, carpet flooring, textured and coved ceiling, wall mounted radiator, power points and UPVC double glazed window to the front aspect.

### **Bedroom Two**

Textured ceiling, wall mounted radiator, built in wardrobes with sliding doors, carpet flooring, power points and UPVC double glazed window to the rear aspect.

### **Bedroom Three**

Textured ceiling, wall mounted radiator, over stairs storage, carpet flooring, power points and UPVC double glazed window to the front aspect.

### **Bedroom Four**

Textured and coved ceiling, wall mounted radiator, power points, built in wardrobe and double glazed window to the rear aspect

### **Outside**

To the front, the property benefits from a low maintenance frontage with shrub and flower borders and a generous graveled area providing off-road parking for multiple vehicles. The garage has an up-and-over door with power and light connected. A side gate gives access to the enclosed rear garden, which is mainly laid to lawn with well-stocked shrub and flower borders, along with hard standing concrete area ideal for outdoor entertaining.

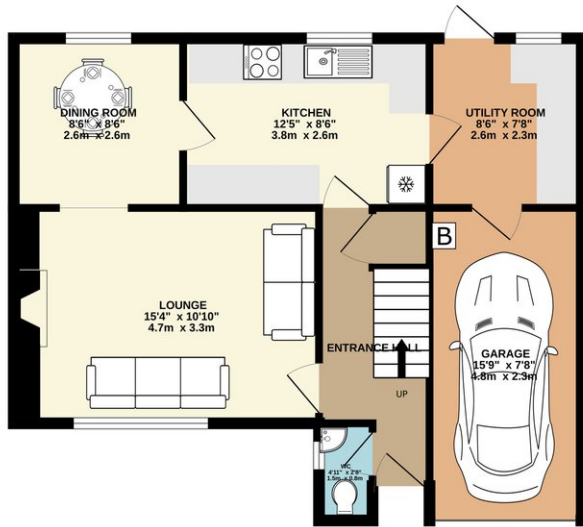
### **Additional Information**

We've been informed by the seller that the solar panels have generated in excess of £2,000 per year. We can also confirm that the property is connected to mains gas, mains drainage, and water.

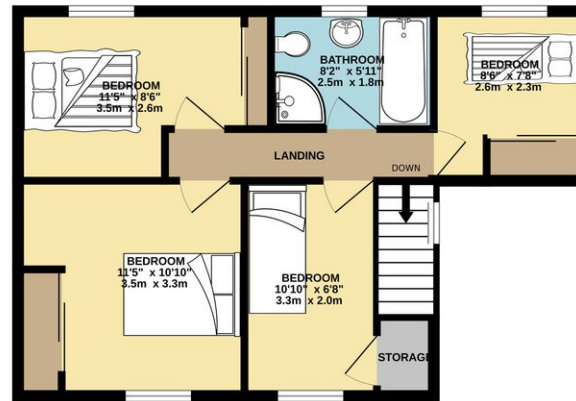
# Floorplan

# EPC

GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		