

Rose Ash Hethersett Road, East Carleton

Minors & Brady

Rose Ash Hethersett Road

East Carleton, Norwich

Backing onto open fields and occupying a generous garden plot, this impressive detached home combines peaceful countryside living with exceptional family space. Beautifully presented throughout, the property extends to over 1,650 sq. ft. and offers a superb balance of reception space, practical features and well-proportioned bedrooms. The accommodation includes a spacious sitting room with a log burner, a separate study, a light-filled orangery, a stylish kitchen and an outstanding utility room with extensive storage. Upstairs, three double bedrooms are served by both a family bathroom and an en-suite, while a cloakroom adds further convenience to the ground floor. With a large driveway, integral garage, enclosed lawned garden and a serene village setting close to excellent transport links, this is a home perfectly suited to modern family life.

- Impressive detached family home extending to approximately 1,659 sq. ft. of beautifully presented accommodation
- Generous plot with a large enclosed rear garden backing directly onto open fields and countryside views
- Spacious sitting room extending to almost 23ft, complete with an attractive feature log burner
- Versatile trio of reception spaces comprising the sitting room, separate study and bright orangery
- Stylish kitchen fitted with light-coloured cabinetry, contrasting dark fixtures and integrated appliances including a fridge/freezer
- Agent's Note
  This property will be sold freehold and connected to oil-fired heating, treatment plant, mains water and electricity.

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The Location

One of the area's standout attractions is the nearby Ladybelt Country Park, which is within easy reach and offers beautiful woodland trails, open spaces and scenic walking routes. Popular with walkers, runners and dog owners alike, it provides an excellent opportunity to enjoy nature throughout the seasons right on the doorstep.

Despite its rural setting, East Carleton is ideally positioned for access to a wide range of amenities. The highly regarded villages of Hethersett and the historic market town of Wymondham are both just a short drive away, offering supermarkets, independent shops, cafés, healthcare facilities, sports clubs and excellent schooling options. Families are particularly well served by the range of primary and secondary schools available within the surrounding area.

For dining and socialising, residents can take advantage of a number of popular local venues, including The Orangery Tea Room at Ketteringham Hall, a well-loved destination for breakfast, lunch and coffee, located just a short distance away. The surrounding villages also offer a selection of traditional pubs, restaurants and local amenities, adding to the area's strong community feel.

The location is particularly attractive for commuters, with the A11, A47 and Thickthorn Interchange all easily accessible, providing straightforward routes into Norwich, Cambridge, London and the wider region.

Wymondham railway station offers regular services to Norwich, Cambridge and London, further enhancing connectivity for those travelling for work or leisure.

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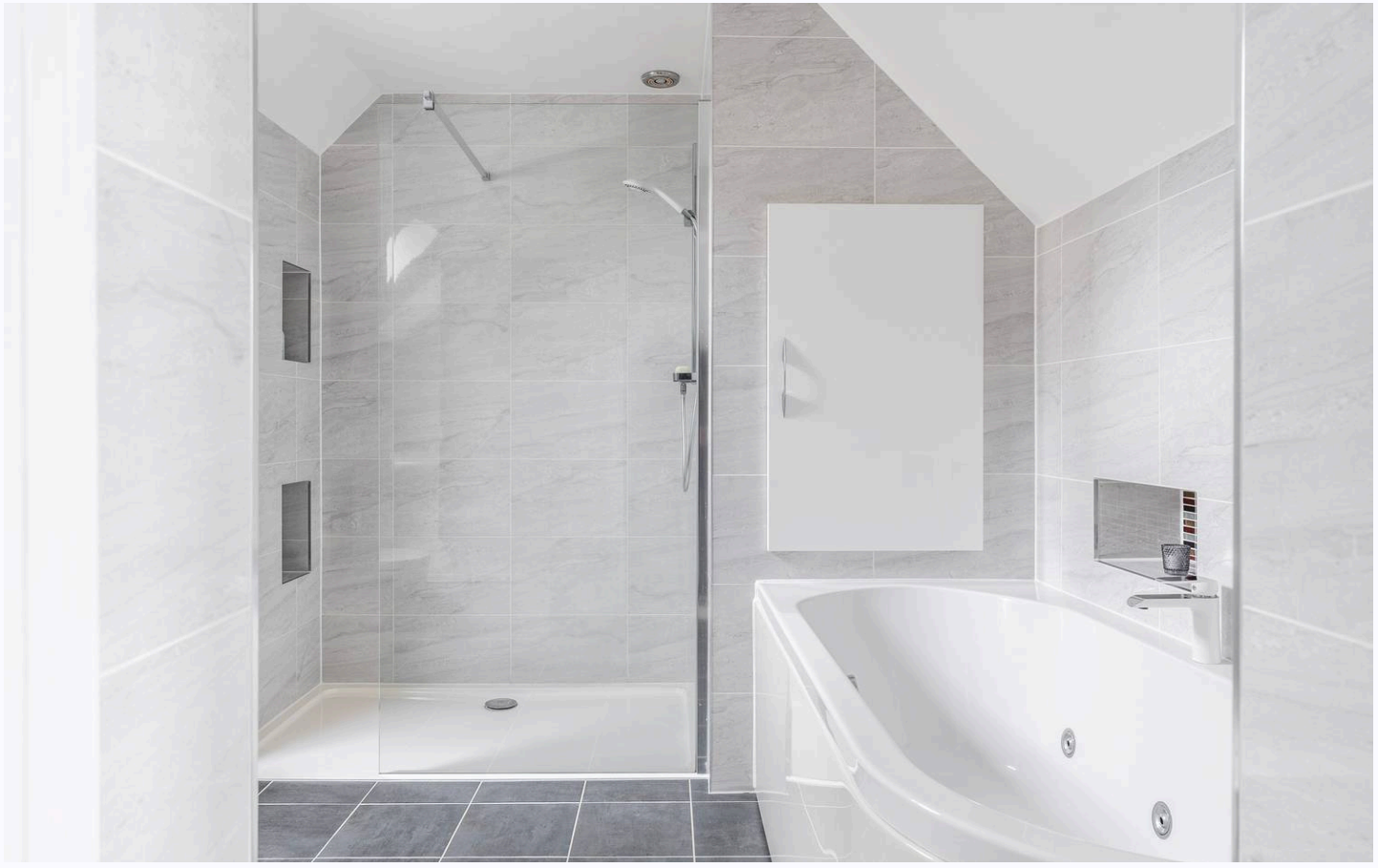
An exceptional detached family home occupying a generous plot in the peaceful village of East Carleton, enjoying expansive gardens backing onto open fields and beautifully presented accommodation throughout. Extending to over 1,650 sq. ft. of accommodation, the property offers impressively proportioned rooms, three reception spaces and a superb balance of family living and entertaining areas. With a large driveway, integral garage, enclosed rear garden and countryside views beyond, this is a home that perfectly combines rural tranquillity with everyday practicality.

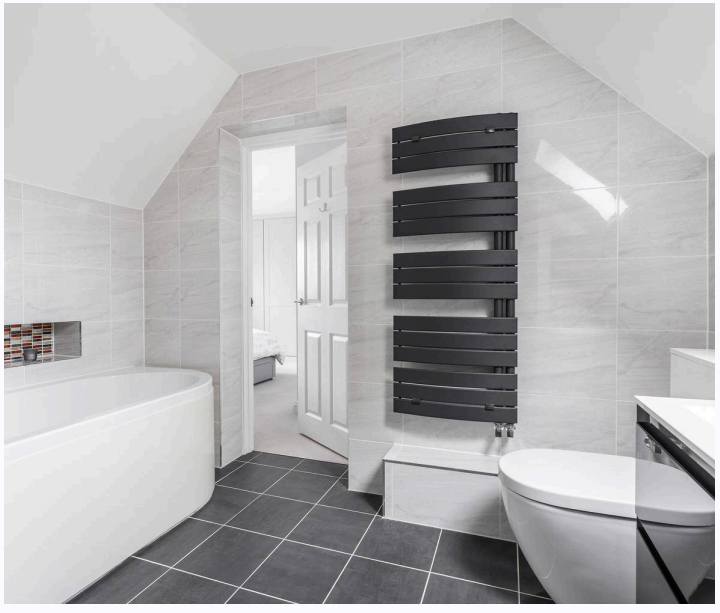
The accommodation begins with a welcoming entrance hall which sets the tone for the space found throughout the property. The sitting room is particularly impressive, spanning almost 23ft in length and centred around a feature log burner, creating a warm and inviting focal point for the room. Generous proportions allow for a variety of furniture layouts, making it a superb space for both relaxing and entertaining.

Complementing the principal reception room is a separate study, providing an ideal home office, reading room or playroom, while to the rear of the property the orangery offers a wonderful additional living space. Flooded with natural light and enjoying pleasant views across the garden, this versatile room provides the perfect setting for dining, entertaining or simply enjoying the surrounding outlook throughout the year. Together, the sitting room, study and orangery create a highly desirable trio of reception spaces that offer excellent flexibility for modern family life.

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At the heart of the home is a spacious kitchen fitted with an attractive range of light-coloured cabinetry complemented by contrasting darker fixtures and fittings, creating a stylish and contemporary feel. The kitchen provides ample worktop space alongside integrated appliances, including a fitted fridge/freezer, and has been thoughtfully designed for everyday living. Adjacent to the kitchen is an excellent utility room which mirrors the quality and aesthetic of the kitchen itself, offering extensive storage, additional work surfaces and practical laundry space, making it a particularly valuable addition to the home. A cloakroom completes the ground-floor accommodation.

The first floor continues to impress with three well-proportioned double bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom. The inclusion of a cloakroom, family bathroom and en-suite ensures the property is exceptionally well equipped for family living and visiting guests alike.

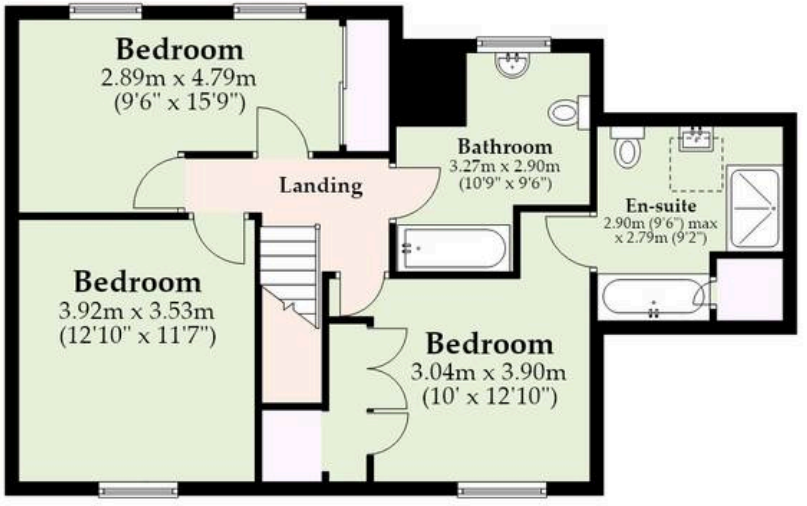
Externally, the property occupies a substantial plot with a large driveway providing parking for multiple vehicles and access to the integral garage. The rear garden is a particularly attractive feature, being fully enclosed and predominantly laid to lawn, offering an abundance of space for families, gardening enthusiasts or outdoor entertaining. Backing directly onto open fields, the garden enjoys a peaceful and private backdrop that enhances the property's rural feel and creates a wonderful sense of space beyond the boundaries.

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Ground Floor
Approx. 88.3 sq. metres (950.1 sq. feet)
(excluding Garage)



First Floor
Approx. 65.9 sq. metres (709.0 sq. feet)

Total area: approx. 154.1 sq. metres (1659.1 sq. feet)

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.
Plan produced using PlanUp.

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