



## Waters Edge

Hethersett Road, East Carleton, Norwich, Norfolk, NR14 8HX

**BROWN & CO**



## Waters Edge, Hethersett Road, East Carleton, Norwich, Norfolk, NR14 8HX

A most attractive detached four/five bedroom village house together with a wonderful pond, landscaped gardens, garaging and outbuildings.

Acreage 0.61 acres (STMS)

Offers in Excess of £1,095,000



### DESCRIPTION

Waters Edge is a most attractive detached village house positioned in a wonderful setting with fine elevated views over its large pond and picturesque landscaped grounds. The main house dates back to 2005 with more recent additions being constructed of traditional brick and flint elevations under a pitched pantile and zinc roof. The house and grounds are wonderfully laid out and enjoy the important components of a new house with extensive insulation, double glazing, and solar panels.

The house is approached to the front into a light and airy reception hall providing access to the principal rooms. The two reception rooms are wonderfully appointed and link in together very well with the study and a pleasing garden room adjoining the dining area. A fireplace with log burner acts as the central feature to the sitting room. French doors open onto the terrace and steps lead down to a raised decking arrangement with glass balustrading taking in the beauty of the gardens. Of particular note is the kitchen breakfast room which was vastly extended by the current owners creating a place to cook, entertain, and to enjoy the courtyard garden area via bi-fold doors. The kitchen itself was fitted by Kestrel and benefits from stunning Miele appliances with quartz worktops and fitted induction hob with integrated extractor. There is an excellent array of wall and base units together with a central island; the larder cupboard is a hidden treat to this lovely part of the house.

To the first floor there are four/five double bedrooms and a four-piece suite family bathroom positioned off the main landing, all enjoying fine views over the local countryside, pond, and associated gardens. The bedrooms benefit from fitted wardrobes and there are en-suite shower rooms in both the principal bedroom and the guest bedroom. A particular feature to the first floor is the stunning reading room/bedroom five with floor to ceiling windows from three aspects taking in the surroundings beautifully.

Waters Edge is approached off the road via electronic handmade wooden gates into a shingled driveway offering hardstanding for a number of vehicles at the front of the house, the drive continues around the side of the house to the rear where there is another shingled parking area with access provided into the double garage with double electric doors. The garage block, constructed of brick and oak elevations under a pitched pantile roof enjoys 16 solar panels and a staircase leads from the ground floor to the gym. Adjoining the garage is a workshop.

Much of the charm of Waters Edge remains in the incredible gardens which offer many points of interest. The pond sits centrally within the grounds and benefits from a delightful water feature, the whole is beautifully bordered by mature hedging and panel fencing with a walkway offering any buyer the opportunity to circumnavigate the gardens. There are two outbuildings, both

constructed of brick and timber elevations under pitched pantile roofs being the boat house currently housing a small boat and the summer house which enjoys double doors open onto a super balcony.

Services – Mains water, mains electricity, oil fire central heating, private drainage system (Balmoral continuous aeration plant). To service the plant costs £100pa. To empty the plant costs £90pa (based on 2022 cost).

Local authority – South Norfolk District Council.

Council tax band - F

### LOCATION

Waters Edge is positioned on the edge of East Carleton, a small village, situated approximately 6 miles to the south-west of Norwich and conveniently located for access to the A47 Norwich southern bypass and the A11 Newmarket Road. The nearest shopping facilities will be found at Harford Bridge on the A140 Ipswich Road where there is a Tesco store, Eaton village has a Waitrose store and there are further facilities in nearby Mulbarton.

### DIRECTIONS

Leave Norwich via the A11 Newmarket Road and proceed over the Thickthorn roundabout at the junction with the A47 Norwich southern bypass, remaining on the A11 dual carriageway. Take the



first turning on the left which is signposted to Ketteringham into Station Lane. Proceed along Station Lane which leads into Hethersett Road and follow this road into the village. As you approach the village the turning for the property is on the right-hand side.

**AGENT'S NOTES:**

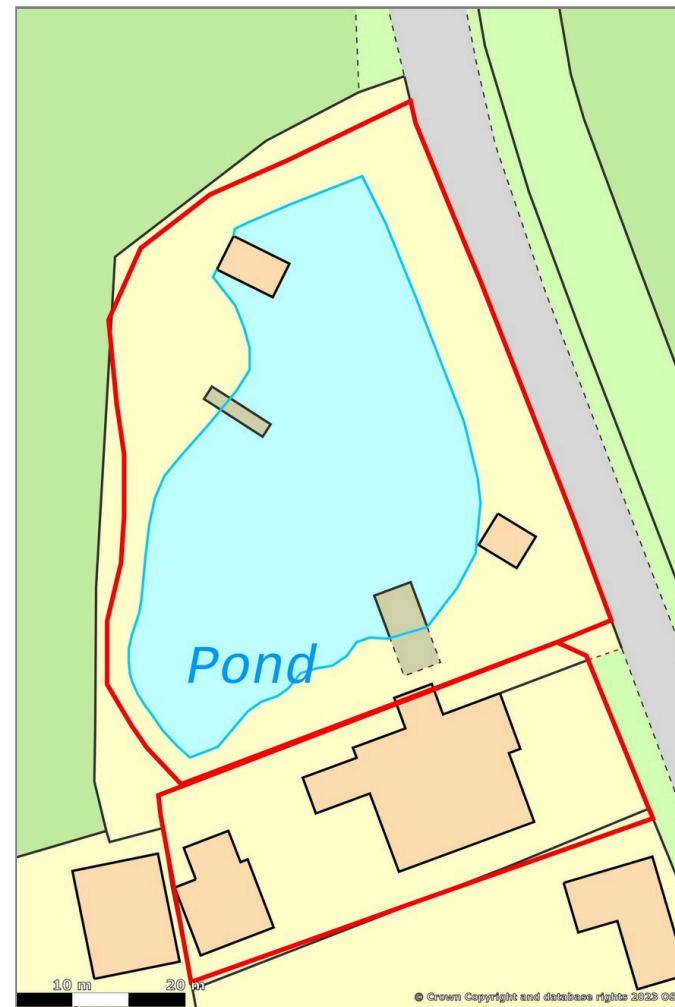
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



# Hethersett Road, East Carleton, Norwich, NR14

Approximate Area = 2468 sq ft / 229.3 sq m  
 Garage / Gym = 814 sq ft / 75.6 sq m  
 Outbuilding = 112 sq ft / 10.4 sq m  
 Total = 3394 sq ft / 315.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 979090

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