



Chapel Road, Carleton Rode, Norwich

Guide Price £335,000 - £365,000 Freehold

Energy Efficiency Rating : 41

- ✓ Detached Bungalow
- ✓ Modernised Throughout
- ✓ Close to Attleborough for Transport Links
- ✓ Sitting Room with Dual Aspect
- ✓ Modern Fitted Kitchen
- ✓ Three Bedrooms
- ✓ Mature Landscaped Gardens
- ✓ Off Road Parking & Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



BEAUTIFUL LOCATION opposite ALL SAINTS CHURCH in CARLETON RODE! This STUNNING BUNGALOW has been finished to a HIGH SPECIFICATION and is only a five miles from ATTLEBOROUGH for TRAINS TO LONDON and the A11 for access to NORWICH making it a perfect ESCAPE TO THE COUNTRY for those willing to commute. The current vendors have fully refurbished the accommodation which comprises ENTRANCE HALL benefiting from built-in storage, SITTING ROOM with dual aspect, FITTED KITCHEN, family bathroom and THREE BEDROOMS of which one room has access to the INTEGRAL GARAGE which could be converted (stp). Heading outside, the rear garden is LAID TO LAWN with a range of plantings, shrubbery, TREES and flowerbeds creating a tranquil setting for entertaining. Off Road parking is provided to front and there are plentiful walking routes close by.

LOCATION

The rural hamlet of Carleton Rode has a village hall and is approximately two miles from the village of Bunwell which has a shop, post office and garage. The attractive historic centre of Wymondham is approximately seven miles and has a rail service to Norwich and Cambridge, whilst the market town of Diss, approximately eight miles, has a fast rail service to London Liverpool Street.

DIRECTIONS

You may wish to use your Sat Nav (NR16 1RN), but to help you...Leave Norwich via the B1113 passing through Mulbarton and Tacolneston but before entering Bunwell,

turn right onto Bunwell Street, left onto Church Lane and then a right onto Barham's Lane. A final left hand turn will take you onto Chapel Road and the property can be found opposite 'All Saints Church'.

Set back from the road and approached via a hard standing driveway providing off road parking for multiple vehicles. This driveway leads on to the garage and main property with adjacent lawned frontage.

Composite entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed full height windows to side, built-in shelved storage cupboard, coved ceiling, loft access hatch, doors to:

SITTING ROOM

17' 10" x 13' 10" (5.44m x 4.22m) Multi fuel burner with granite hearth, wood effect flooring, radiator x2, triple aspect uPVC double glazed windows to front, side, coved ceiling.

KITCHEN

11' 8" x 11' (3.56m x 3.35m) Fitted range of wall and base level units with complementary square edge work surfaces and inset butler sink and electric hob with glass splash back and built-in extractor fan, built-in electric double oven and fridge freezer, uPVC double glazed window to side, uPVC double glazed door to side, vinyl flooring, radiator, coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, 'Aqua board' splash backs, panelled bath with mixer tap, tiled splash backs, radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

DOUBLE BEDROOM

12' 8" x 10' 4" (3.86m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, vinyl flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 9" x 8' 9" (3.89m x 2.67m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

10' 6" x 8' 9" (3.2m x 2.67m) Wood effect flooring, radiator, uPVC double glazed window to front, door to garage, smooth coved ceiling.

OUTSIDE REAR

Leaving the property via the kitchen door you step onto a rear garden which is laid to lawn and has been landscaped by the current vendors. There is timber panel fencing to the boundary, flower bedding, shrubbery and hedging. For entertaining there is a patio area that runs the width of the house.

GARAGE

18' 5" x 8' 6" (5.61m x 2.59m) Up and over door to front, power and light, utility area with space for tumble dryer and additional freezer, there is also the floor standing oil fired central heating boiler, uPVC double glazed window and secure glazed door to side.





Ground Floor
Approximate Floor Area
1092 sq. ft
(101.46 sq. m)

Approx. Gross Internal Floor Area 1092 sq. ft / 101.46 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements