



Claret House
Flaxlands Road | Carleton Rode | Norfolk | NR16 1RL

MADE TO MEASURE



*“A bespoke build and true one-off, this house was designed with love and finished with care.
A modern property with a high specification, this is a real gem and an opportunity rare.
A much-loved home to all the family, a place to entertain or to kick back and unwind,
with workshop and gardens plus countryside surrounds, yet convenient and accessible – wow, what a find!”*







- A stunning Modern Family Residence set on a Generous Plot in the village of Carleton Rode
- Five Double Bedrooms; Three Bathrooms/Shower Rooms
- Two Receptions; Study
- Spacious Breakfast Kitchen with Separate Utility
- Generous Gardens of 0.47 acres include a Pond, a Rear Terrace and Summerhouse
- Double Garage and a Versatile Workshop; Plenty of Parking
- Additional Storage Sheds; Dog Kennel
- The Accommodation extends to 2,449sq.ft
- Energy Rating: D

The current owners are the only occupants to have ever lived here as it's the first time the finished property has come to the market. They took it on as a skeleton and completed the build, later extending to accommodate their growing family. With an abundance of space, both inside and out, a garage, workshop and gym, the chance to be part of an active community or to relax and enjoy the tranquil surroundings, this is a place with huge and broad appeal.

A Bespoke Build

The owners consider themselves very lucky to have found this and to have been able to make it their own. They started a family while living here and the house has adapted to meet their changing needs over the past twenty or so years. The bedroom next to the master was originally a nursery and as their children have grown, they've been able to spread out and make the most of the space. Now the children are older, the top floor has really come into its own, with a bedroom and games room up there, as well as a bathroom. You can see how this would be ideal for teens and a great hangout and place to invite friends.

Family Fun

Back on the ground floor, the two receptions – one on each side of the house – are both generously proportioned and wonderfully light and bright. One has a log burner and is nice and cosy in winter, while the other has double doors from the kitchen, so you can open it up to create one large open-plan space. "We love to have a houseful and you can do that here. There's room for everyone to be comfortable and to gather in groups chatting, or to spill out through the doors into the garden when it's sunny." It's a practical home too, with abundant built-in storage throughout.

Work, Rest And Play

The house is well positioned within the plot to give a good sense of space. Set back from the road with a pretty front garden, you feel nice and private here, while at the back you're not overlooked in any direction. There are some lovely mature trees to offer shelter, while the top of the house looks out over open fields. The garage, workshop and gym are conveniently close to the house but still detached, so you have a degree of separation. The owner has enjoyed working on cars here over the years, while the gym upstairs proved a godsend over lockdown. This would also lend itself to use as a teenage hangout, home office or studio.

Exploring The Area

You have neighbours around but the road is quiet and you're only just around the corner from the village school – something the owners have found very handy! There are plenty of walks in the area and the owners found that they got to know the best paths when they got their dog. "You also get to know the other locals on



your dog walks. This is a small village but there's plenty going on, so you quickly put down roots." There's a village hall and social club which has a tennis court as well as a well-stocked shop around a mile away from the property – useful for the basics. One of the things the owners have found a real boon is the fact that you're so central. You can easily get to a choice of towns and villages, such as Attleborough, Wymondham, Diss and Long Stratton, while Norwich itself isn't far. You can balance country life with convenience here.

The Accommodation

You move through the front door into the...

Main Reception Hall

Stairs directly in front of you rise to the first floor, to the side of which you have views through to the rear of the property. To your right you move through into the...

Siting Room

Dominated by its inglenook fireplace with a wood burner set within, the sitting room runs almost the entire depth of the house, with windows to the front elevation affording views of the garden, countryside and farmland opposite. To the rear of the sitting room, French doors afford access through into the separate study.

Returning to the hall you move past the stairs, noting the under stairs storage cupboard and the ground floor WC, before arriving at the separate...

Utility Room

With a stable door that affords access out to the gardens.

Breakfast Kitchen

Serving as the heart of the home, the breakfast kitchen can be found centrally within the property enjoying an aspect to both the front and rear. Cabinets can be found to three aspects contrasting well with the darker work surfaces. Integrated within the cabinets is a double electric oven with extractor fan above, a larder style fridge and a dishwasher, whilst a large sink unit can be found within the work surfaces. Windows offer a double aspect providing plenty of natural light. The current owners incorporate a large table to the opposite end of the room, whilst French doors afford access into the...

Family Room

A generous and well-proportioned room, once again with a double aspect to the front and rear with French doors affording access out to the rear gardens.

The first floor consists of...

Four Double Bedrooms

The largest of which is the principal bedroom which has its own en-suite shower room which includes beautiful travertine floor and wall tiles. The remaining three double bedrooms are serviced by the...

Main Bathroom

This has also undergone a recent renovation and includes a Jacuzzi bath and a separate shower.









Second Floor

The second floor is a real highlight of the property and could be used for a number of different purposes. The self contained nature of the second floor lends itself to both guest or teenage accommodation. It is separated into three main areas, the first is the bathroom complete with a wrought iron roll top bath, the second and found to the opposite of this floor, is the generous double bedroom. Splitting these two rooms is a wonderful open plan living area with its generous space being able to be used in a number of different ways. The current owners use this as a games area with velux windows providing plenty of natural light, whilst underfoot you have timber flooring.

Please note that the majority of the bedrooms also incorporate built in wardrobes.

The Grounds

The property enjoys an edge of village location with access onto an initially paved drive before leading onto a shingle driveway leading directly to a detached double garage, which is found on the southern side of the house. The front garden is dominated by its pond, whilst there are also areas of formal garden, with additional parking also found on the drive.

The property's front boundary is a low level hedge ensuring you have wonderful views to the west, out over farmland opposite. The boundaries on either side of the property are high level mature hedging which afford privacy from the neighbouring properties. The enclosed rear garden is predominantly laid to lawn, however there is a terrace which runs along the rear width of the home as well as an additional terrace which can be found off the superb summerhouse. Boundaries include high level mature hedging, with a small selection of semi-mature trees found towards the rear boundary.

The garage has an access point from the rear garden. Adjoining the garage is a superb workshop with a second access door, whilst within the garage an internal staircase leads to a first floor gym/storage space. In all, the plot extends to approximately 0.47 acres.











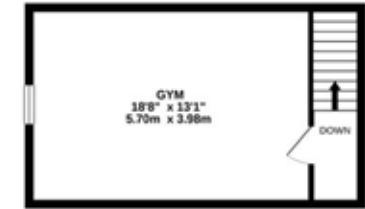




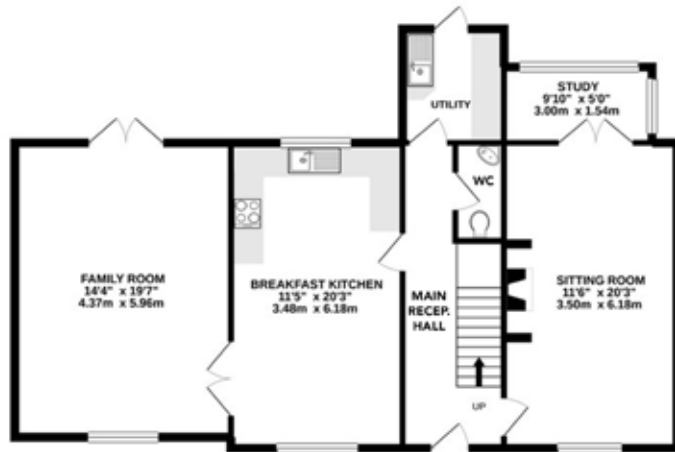




2ND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



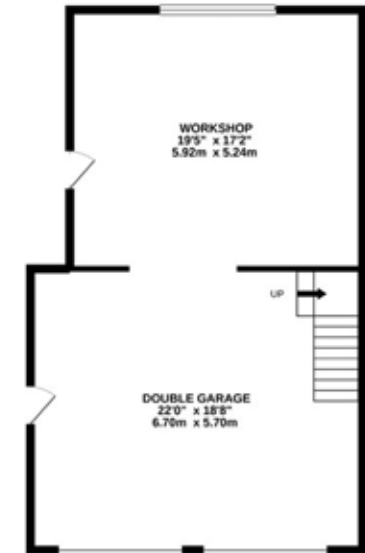
OUTBUILDING 1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



OUTBUILDING GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

FLOOR AREA : HOUSE - 2449 sq. ft. (227.5 sq. m.) approx.
FLOOR AREA : OUTBUILDING - 1034 sq. ft. (96.1 sq. m.) approx.
TOTAL FLOOR AREA : 3483 sq.ft. (323.6 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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On Your Doorstep...

Carleton Rode is situated in a peaceful rural environment just off the A11. The market towns of Attleborough, Diss and Wymondham are between 6 and 10 miles distant and provide a large range of amenities usually associated with market towns. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street.

"It is idyllic. We have privacy but can walk to the pub, to friends' houses, there are plenty of places to walk, cycle and ride and it is a lovely village community. You wouldn't know we are only five minutes from the A11 and 20 minutes to Norwich."

How Far Is It To...

The Cathedral City of Norwich is 10 miles to the north with its International Airport and ever increasing shopping facilities including the stunning Chantry Place. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (10 miles) you have a direct main line rail link to London Liverpool Street. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

Directions

Leave Norwich on the A11 bypassing the market town of Wymondham, continue for a further three miles before taking the Spooner Row exit signposted B1172. Continue through the village of Spooner Row over the railway bridge and upon reaching the junction, turn right. Upon passing the de-restriction signs continue for a further 1.8 miles before splitting off to your right signposted New Buckenham. Continue along Upgate Street and at the first cross junction signposted Carleton Rode turn left. Continue through the village of Carleton Rode and just prior to reaching the village church the property will be found on your left hand side.

Services and District Council

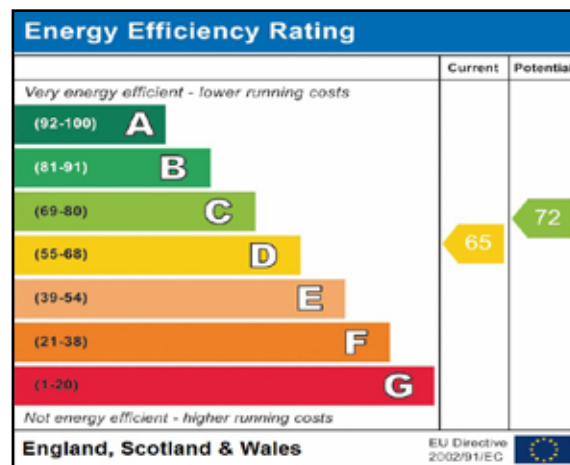
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council

Tenure

Freehold



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