



Willow End
Rode Lane
Carleton Rode
Norwich
NR16 1NW

Guide Price £650,000





- Spacious detached bungalow
- 4 beds – 1 ensuite
- Utility room
- Versatile family accommodation in beautifully maintained grounds of 0.51 acre
- Double garage and ample parking.
- Lovely rural outlook



Location

Carleton Rode is a small hamlet supporting a pre-school, Primary school and Social Club. In the neighbouring village of Bunwell a well-stocked village shop and post office is available. Carleton Rode is equidistant between Wymondham, Attleborough and Diss where secondary schooling, banks, national chain supermarkets, doctors and dentist can be found along with trains providing links into Norwich and London with Diss on the main line to Liverpool Street Station. The All is approximately 6 miles away.



The Property

Willow End is a warm and welcoming property large enough for families with the 4 generous sized bedrooms, one ensuite, and plenty of outside space. The light and bright sitting room and conservatory which spans the width of the bungalow, both overlook the beautifully kept gardens, vegetable plot and patio, which is a haven for wild birds.

The kitchen/dining room has plenty of well-planned workspace and storage and the utility room off allows for extra storage and space for coats and muddy boots and paws and access to the garden. The family bathroom is fitted out with a separate corner shower and bath. The property also has a cloakroom.

The property is neutrally decorated throughout and is in 'move-in' condition.

Outside

Willow End sits in a plot measuring 0.51 acres, with lawns to the side and rear and shingle to the front. Double gates secure the access to the rear of the property and the brick built double garage which has a power supply and two separate electrically operated roller doors.

Services

Private Drainage to a treatment plant and LPG central heating, mains water and electricity.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Willow End, Carleton Road

Approx. 174.0 sq. metres (1873.0 sq. feet)



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