



Jasinara  
Flaxlands Road | Carleton Rode | Norfolk | NR16 1RL

# BEAUTIFULLY BESPOKE



“Built by the owners to their own design, this modern property is incredibly spacious and wonderfully light and welcoming.

Flexible and family friendly, it’s a versatile home that meets many needs.

It also benefits from a beautiful and secluded garden with plenty of room for children to play.

Set within a friendly community, it offers a great balance of life in the country with access to Norwich and the A11.”



# KEY FEATURES

- A Modern Detached Family Home situated in the Village of Carleton Rode
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom includes a Dressing Room and En-Suite
- Three Reception Rooms and a Study
- Kitchen/Breakfast Room with Separate Utility
- Large Enclosed Garden to the Rear
- Double Garage and Large Driveway provides Plenty of Parking
- The Accommodation extends to 2,351sq.ft
- Energy Rating: C

Built in 2004 and home to the owners ever since, this property comes to the market for the first time ever. An attractive home that's perfect for modern lifestyles, it's both comfortable and practical. The large garden is a real bonus, as is the location, just around the corner from the village school and with views over to the village church.

## A True One Off

The owners jumped at the chance to build a home for their growing family in the village and have enjoyed life here ever since. The house has been designed with family in mind and has worked well at every stage, with larger rooms where you can gather together and more intimate areas where you can do your own thing. Their children enjoyed playing out in the garden here, football on the lawn, camping overnight in tents with friends and so much more, while the owners themselves have loved having room to host their own friends, both in the house and out in the sunny garden. Whilst there's no work that needs to be done, the house does offer potential to extend up into the loft over the three front bedrooms, or to convert the garage, which currently has a storage loft.

## Size Matters

There are a rather impressive four reception rooms here, offering plenty of flexibility. The main sitting room has a lovely fireplace and is dual aspect, with double doors opening onto a patio to the side of the house. There's a formal dining room to the front, with double doors from the hallway, a good size study, then beyond the kitchen, there's a family room with doors leading out onto another area of patio. The kitchen itself is a super space, with doors out to the south, and plenty of room for a dining area. The owners find they tend to use this and the family room at the back of the house most of the time, day to day. Upstairs, the master suite is seriously impressive and forms its own 'wing' at the back of the house. You come in to find a large en-suite to your left, complete with bath and separate shower, and an enviable dressing room in front of you.





# KEY FEATURES

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A delight for any fashionista or those with budding shoe collections! Finally, you come into the main bedroom and it's a really good size, with a lovely view over the back garden to the church. Three other double bedrooms can be found in the front part of the house, all with built-in storage and all sharing another large bathroom with a separate shower.

## *A Countryside Community*

We've already mentioned the fun that kids can have in the garden here and the fact that it's lovely and private. The owners have enjoyed this but also love being part of the community. It's very quiet and peaceful with fields close by, but you are within the village, with the primary school just around the corner, a short walk away. There's a surprisingly active community here with things for all ages, including sports facilities at the social club. Good beer, good music and regular visiting food vans make this the centre of village life. Walking your dogs around the quiet lanes, you'll soon become a familiar face to other residents and you'll feel right at home. Old Buckenham country park is a nearby favourite of the owners and has a lovely café, lake and regular events to enjoy. The local annual air show is another favourite, while access to the A11 up to Norwich or down towards London always comes in handy.























# INFORMATION

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## On The 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.

## How Far Is It To?

The cathedral city of Norwich is 10 miles to the north with its international airport and shopping facilities including Chantry Place and Castle Quarter. 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.

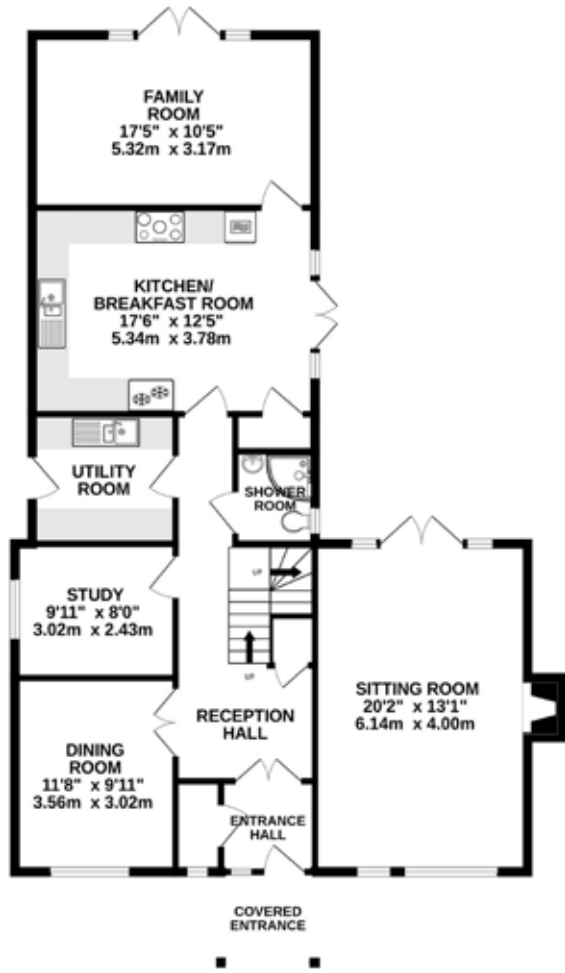
## Directions

Leave Norwich on the A11 bypassing the market town of Wymondham, continue for a further 3 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 Ugate 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.

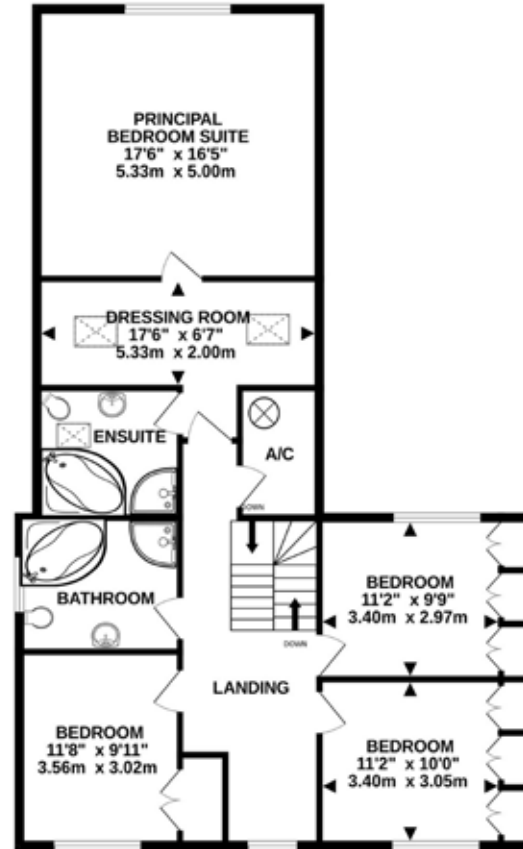
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
South Norfolk District Council – Council Tax Band F  
Freehold

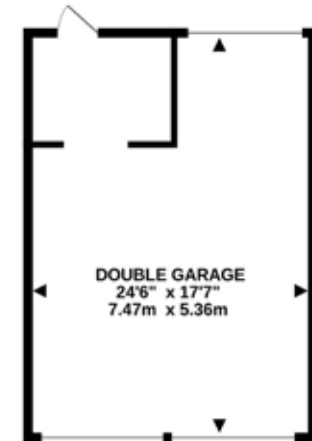




GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



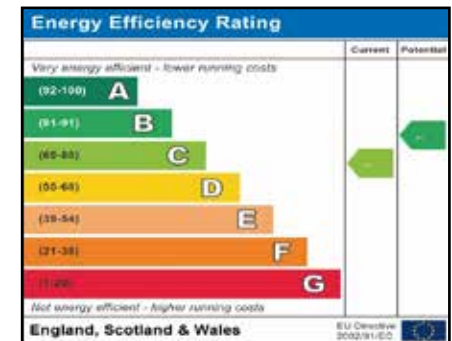
1ST FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



DOUBLE GARAGE  
429 sq.ft. (39.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2351 sq.ft. (218.5 sq.m.) approx.  
TOTAL FLOOR AREA : 2780 sq.ft. (258.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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