



Little Paddocks
Bevan Close
Carleton Rode
NR16 IRE

Guide Price: £750,000





- Detached three-bedroom family home
- 5.5-acre plot with 4.5-acres set to paddock and manège
- Four stables, barn and detached workshop/garaging
- Property is found in excellent high end and modern condition
- Secure automated gated entrance
- Nestled behind a recently built 6ft wall and automated gates, privacy is guaranteed
- Bright and airy dining room
- Electric fencing
- Solar panels with battery storage

Location

The rural South Norfolk village of Carleton Rode supports a community hall and primary school, whilst the neighbouring village of Bunwell has a thriving village shop. Carleton Rode combines the benefit of a peaceful village setting with access to wider amenities, whilst the surrounding countryside and quiet lanes are ideal for horse riding, walkers and cyclists. The historic market town of Wymondham lies around 6 miles away and supplies a good range of local and national retailers. Wymondham is home to highly regarded schooling at the High Academy and Wymondham College. The town offers good transport links by train line and road, both into Norwich City centre and further afield to Cambridge and London (via the A11 and M11). Equidistant is the market town of Diss where there is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes).





The Property

The chalet offers a refreshing 'open plan' feel upon entering, with light and neutral decoration and accommodation that flows from room to room. The kitchen consists of a quality contemporary kitchen with centre preparation island which opens through to the dining area and further through to a spacious living room with a wood burning stove. The French doors divide the living room and a large conservatory which displays panoramic views over the mature rear garden. Access to the rear garden can be found via the utility/ boot room. The bedrooms allow for flexibility, with one generous double on the ground floor, supported by a modern ground floor shower room; two more double bedrooms and bathroom are on the first floor, both of which have built in wardrobes.

Outside

Around 4.5 acres of fenced paddocks, a large hay and storage barn, 4 x stables and manège, the overall plot totals 5.5 acres. The entire 4.5-acre field has recently been fenced (electric) and is fully secure for animals, including dogs to run free. A fully insulated 4x3m garden cabin, with electrics, wifi internet access and double glazing. Measurements below: Stable 1 - 11'4" x 11'5", Stable 2 - 11'3" x 11'4", Stable 3 - 16'10" x 11'3", Stable 4 - 11'3" x 9' Hay barn - 30' x 19' Manège approx. 20m x 40m.

Services

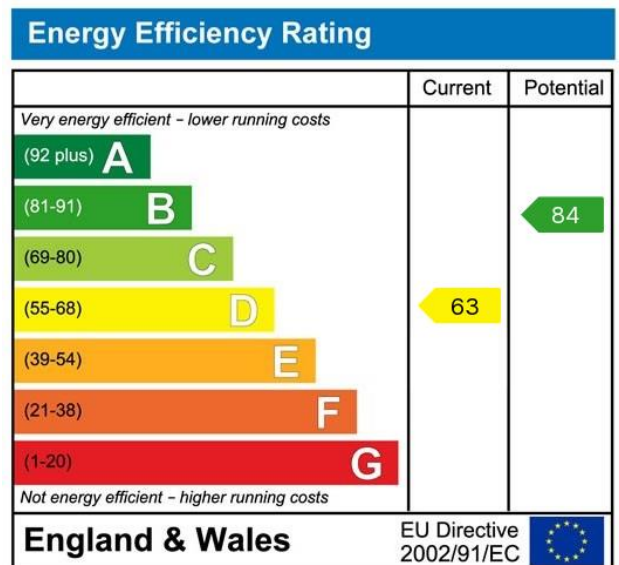
Ground source heat pump and solar panels with 12kw battery storage, mains water and septic tank. Council tax is payable to South Norfolk Council.

What3words: layers.resold.riverside

Viewing Strictly by appointment with TW Gaze.

Freehold

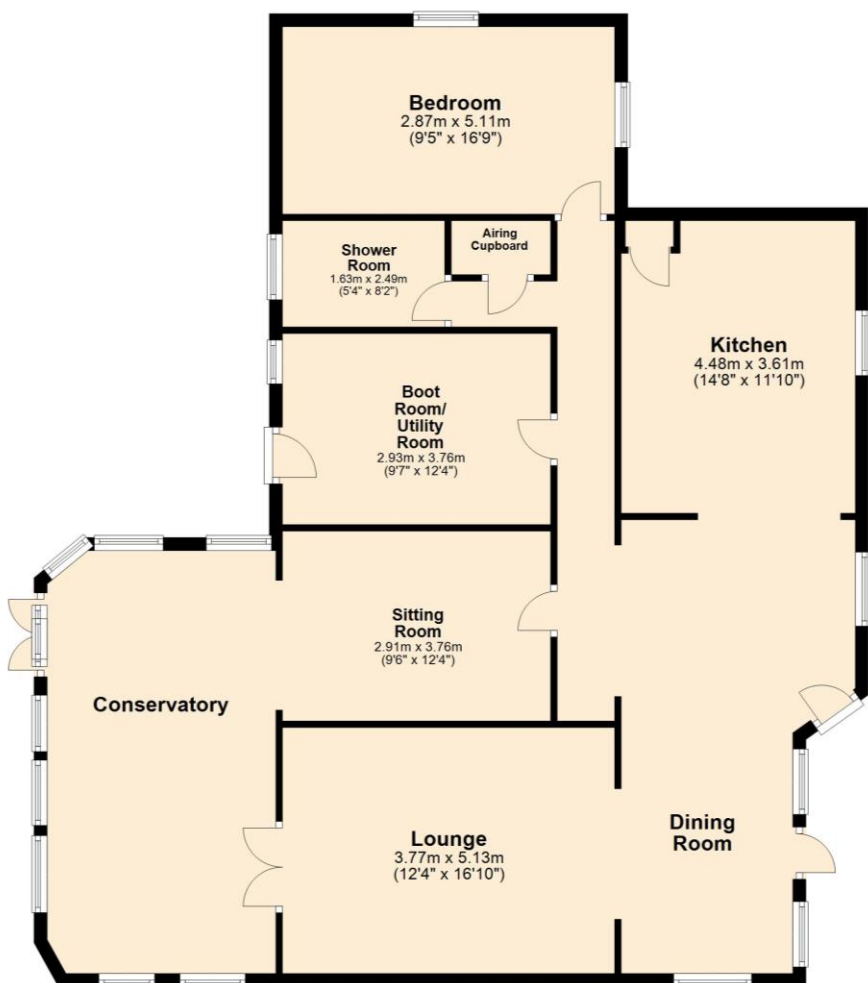
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Ground Floor

Approx. 133.8 sq. metres (1440.2 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



Total area: approx. 183.0 sq. metres (1969.4 sq. feet)

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10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

rural@twgaze.co.uk
www.twgaze.co.uk

