



## CARR LANE

ROUGHTON, NORWICH, NR11 8PG

£430,000  
FREEHOLD

This wonderful four bedroom detached house set in beautifully kept grounds comprises of a spacious Living Room, a kitchen with utility room off, a family bathroom (downstairs), a bright and airy Dining Room, the aforementioned four bedrooms, a bathroom (upstairs) and ample off road parking.

With an abundance of garden space, and spacious living areas, this property would make a wonderful peaceful family home or a quiet retreat for a working couple/family.

This property needs to be seen to appreciate its true beauty, call Henleys today to arrange a viewing.

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ESTATE AGENCY SIMPLIFIED

# CARR LANE

- **\*\* CHAIN FREE \*\***
- Peaceful village living
- An abundance of outdoor space, ideal for those with green fingers!
- Close to beautiful countryside trails
- Spacious living room
- Kitchen/Dining Room AND separate dining area
- Four bedrooms
- Bathroom on ground floor and shower room on first floor
- Ample off road parking
- Call Henleys to arrange a viewing.



## Roughton

Roughton is a north Norfolk village under 4 miles from the increasingly sought after seaside town of Cromer. Roughton has a pub, garage with post office, primary school and fish and chip shop.

The nearby Cromer is an extremely popular seaside town on the North Norfolk coast, which became a resort in the early 19th century with some of the rich Norfolk banking families making the town their family destination. Facilities include the late Victorian pier, home to the pavilion theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs, along with restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties including Felbrigg and Blickling Halls, together with Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under 2 hours and Norwich International Airport on the northern outskirts of the city now easily accessible with the completion of the northern distributor road. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles

## Overview

This wonderful four bedroom detached house set in beautifully kept grounds comprises of a spacious Living Room, a kitchen with utility room off, a family bathroom (downstairs), a bright and airy Dining Room, the aforementioned four bedrooms, a bathroom (upstairs) and ample off road parking.

With an abundance of garden space (set in half an acre), and spacious living areas, this property would make a wonderful peaceful family home or a quiet retreat for a working couple/family.

This property needs to be seen to appreciate its true beauty, call Henleys today to arrange a viewing.

## Dining Room

Door and window to side aspect, large glazed doors to front and side, exposed brick walls, tongue and grooved ceiling with hanging pendant light, wall mounted radiator, wood effect flooring and double doors leading to Living room.

## Living Room

Windows to both side aspects, ceiling hanging pendant lights, wall mounted radiators, brick fireplace and tiled hearth, timber mantel, recessed wood burner and carpeted floor.

## Family Bathroom

Obscure window to side aspect, wall mounted radiator, bath with grab handles, close coupled WC, built in furniture with inset basin and mixer tap, tiled splashback and tiled floor.

### **Kitchen/Dining Room**

Window to both side aspects, wall mounted radiator, wall and base units with laminate worktop, one and a half bowl sink with drainer and mixer tap, space and plumbing for dishwasher, floor standing boiler, large recessed cooker, tiled splashback, tiled floor and space for dining table and chairs.

### **Utility Room**

Window to both side aspects, partially obscured glazed door to side aspect, glazed door and windows to rear aspect, wall mounted radiator, space and plumbing for washing machine, space for freestanding fridge and freezer, base units with mosaic finished worktop, sink with mixer tap, exposed brick and tiled floor.

### **Bedroom One**

Window to front aspect, wall mounted radiators, TV point, hanging pendant light and carpeted floor.

### **Bedroom Two**

Window to side aspect, wall mounted radiator, TV point, hanging pendant light, built in wardrobe storage and carpeted floor.

### **Bedroom Three**

Window to side aspect with beautiful views over the fields, wall mounted radiator, built in mirrored sliding door wardrobe/storage, hanging pendant light and carpeted floor.

### **Bedroom Four/Office**

Window to side aspect, wall mounted radiator, hanging pendant light and carpeted floor.

### **Bathroom**

Obscured windows to side aspect, built in furniture with inset basin, quadrant shower enclosure with sliding door, close coupled WC, wall mounted radiator, tiled splashback and tiled floor.

### **Outside & Garage**

To the front of the property is a driveway with lawned area with a wealth of trees and shrubbed areas.

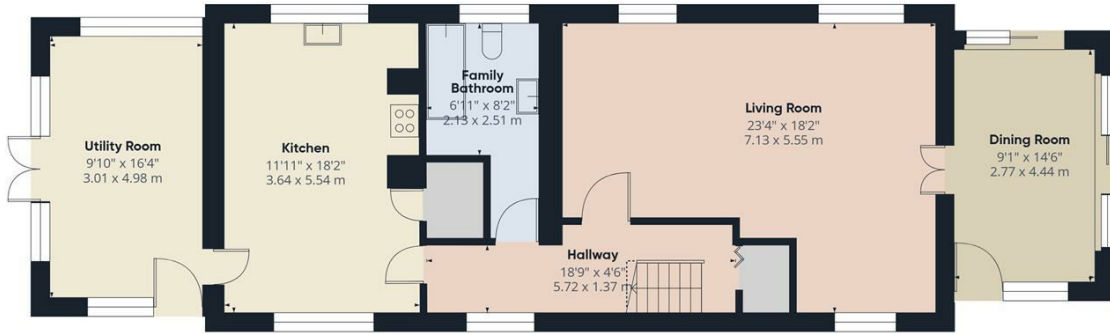
The side and rear of the property is mainly lawned with shrubs/trees plus a pond area with slab surround and seating area. There are numerous fruit trees around the garden including plums, apples, pears, hazelnuts etc. The rear also has a large patio area, ideal for summer barbecues or relaxing evenings. Multiple outbuildings, a greenhouse and a hobby garden complete the great outdoor living setup."

### **Agents Note**

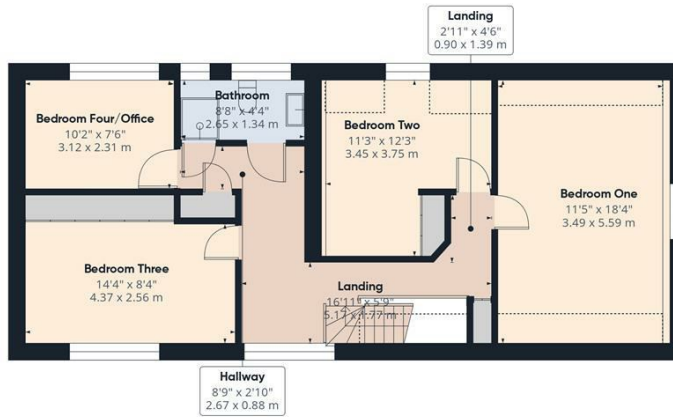
Part of the upstairs to the property is considered to be non standard construction.

## **OAK TREE LODGE CARR LANE**





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1802 ft<sup>2</sup>  
167.3 m<sup>2</sup>

Reduced headroom

76 ft<sup>2</sup>  
7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>27</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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