



1 Field View Close, Carleton Rode

Norwich



Minors & Brady

Hard to replicate, this three-bedroom home in Carleton Rode pairs contemporary comfort with uninterrupted countryside surroundings. Tucked within a quiet cul-de-sac, it offers a sense of privacy and calm that feels instantly removed from the everyday. The setting is a standout feature, with far-reaching rural views enjoyed from both inside and out. Thoughtful design and a cohesive finish give the property a polished yet welcoming feel throughout. Practical elements, including a garage, utility space and well-proportioned rooms, ensure it works as well as it looks. The outdoor space enhances the lifestyle on offer, ideal for relaxing or entertaining against a peaceful backdrop. Altogether, it's a home that delivers a rare balance of modern living and open Norfolk countryside.

- Three-bedroom detached home set within the peaceful village of Carleton Rode
- Positioned within a small and quiet cul-de-sac, offering a sense of privacy and seclusion
- Uninterrupted countryside field views enjoyed from both the front and rear aspects
- Attractive exterior featuring a blend of modern cladding and clean rendered finish
- Bright and spacious kitchen/dining area with patio doors opening onto the garden
- Separate utility room providing additional storage and internal access to the garage
- Comfortable sitting room with a calming outlook across the surrounding greenery to the side
- Impressive principal bedroom with Juliet balcony, stunning views and en-suite
- Generous rear garden extending towards open fields, creating a feeling of space
- Brickweave driveway and garage offering ample off-road parking and practicality



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The Location

Carleton Rode is one of those quietly appealing villages that doesn't try too hard to impress and that's exactly its charm. Set within the gently undulating farmland of south Norfolk, it offers a landscape defined by open skies, patchwork fields and winding country lanes rather than dramatic landmarks. The pace of life here is unhurried, shaped by the rhythms of the countryside.

Despite its rural feel, Carleton Rode isn't isolated. It sits comfortably between nearby villages such as New Buckenham, known for its historic green and medieval layout and Bunwell, which provides useful day-to-day amenities and a sense of community activity. This positioning makes it easy to enjoy both seclusion and connection.

While public transport options are fairly limited, as is typical for rural Norfolk, the village is well placed for road travel. A network of country lanes connects Carleton Rode to surrounding villages and larger routes, making it straightforward to reach nearby towns and beyond by car. For rail connections, stations at places like Attleborough provide links to wider destinations, while the city of Norwich is within a manageable drive for commuting, shopping, and leisure.

Local amenities are sensibly spread across the surrounding area rather than concentrated within the village itself. This means residents benefit from a quieter setting without feeling cut off, schools, shops, and everyday services can be found in nearby villages and market towns, while Norwich offers a broader range of retail, dining, and cultural experiences when needed.

What really defines Carleton Rode is its sense of space and calm. It's the kind of place where you notice birdsong, where night skies are dark enough to see stars clearly, and where walks along quiet lanes or public footpaths become part of everyday life.



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Field View Close, Carleton Rode

Placed within a small and discreet close in Carleton Rode, this beautifully presented three-bedroom home offers far more than first impressions suggest. Unassuming from the front, the property quietly blends into its surroundings, yet step a little closer, and it quickly becomes clear that there's something rather special waiting inside.

Approaching the home, you're welcomed by a brickweave driveway providing ample off-road parking, alongside a garage and open field views that immediately set the tone. The exterior combines modern cladding with a rendered finish, giving a clean, contemporary feel that complements the rural backdrop without overpowering it.

Inside, the home continues to impress. A welcoming entrance hall leads through to a thoughtfully laid-out ground floor, including a convenient WC. The sitting room is a calm and comfortable space, finished in soft neutral tones that reflect the natural light beautifully. A front-facing window offers glimpses of the surrounding fields, subtle, ever-changing views that bring a sense of the outdoors in.

The décor throughout has been carefully considered; neutral, but far from plain, creating a warm and cohesive feel that works in harmony with the greenery beyond.



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To the rear, the kitchen/dining space is undoubtedly the heart of the home. Filled with natural light, patio doors open out to the garden and perfectly frame the expansive field views beyond. The kitchen itself continues the theme of understated elegance, with muted tones, brushed fixtures, and integrated appliances, all combining to create a space that is both stylish and practical.

A separate utility room adds further convenience, with direct internal access to the garage.

Upstairs, the sense of space and light continues. The principal bedroom is a true highlight, featuring a Juliet balcony that quite literally opens up to uninterrupted countryside views—stretching as far as the eye can see. It's a peaceful and uplifting space, complete with its own en-suite shower room.

Two further bedrooms provide flexibility for family, guests, or home working, all served by a well-appointed main bathroom.

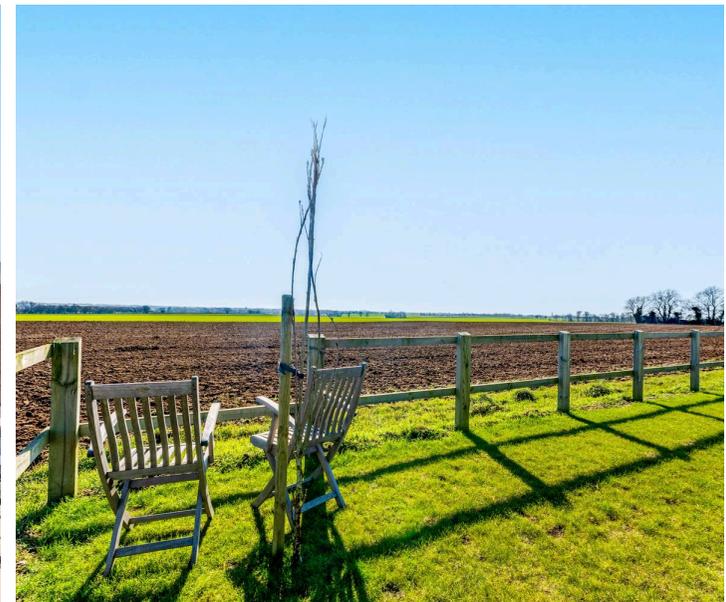
Outside, the garden is where this home truly comes into its own. While not fully enclosed, the lawn extends seamlessly towards the neighbouring fields, creating a wonderful feeling of openness and connection to the landscape.

A patio area offers the perfect spot for outdoor dining, while a pergola-covered seating area provides a sheltered place to relax and take in the surroundings. With wide skies, open views, and a real sense of calm, it's a setting that's hard to replicate.

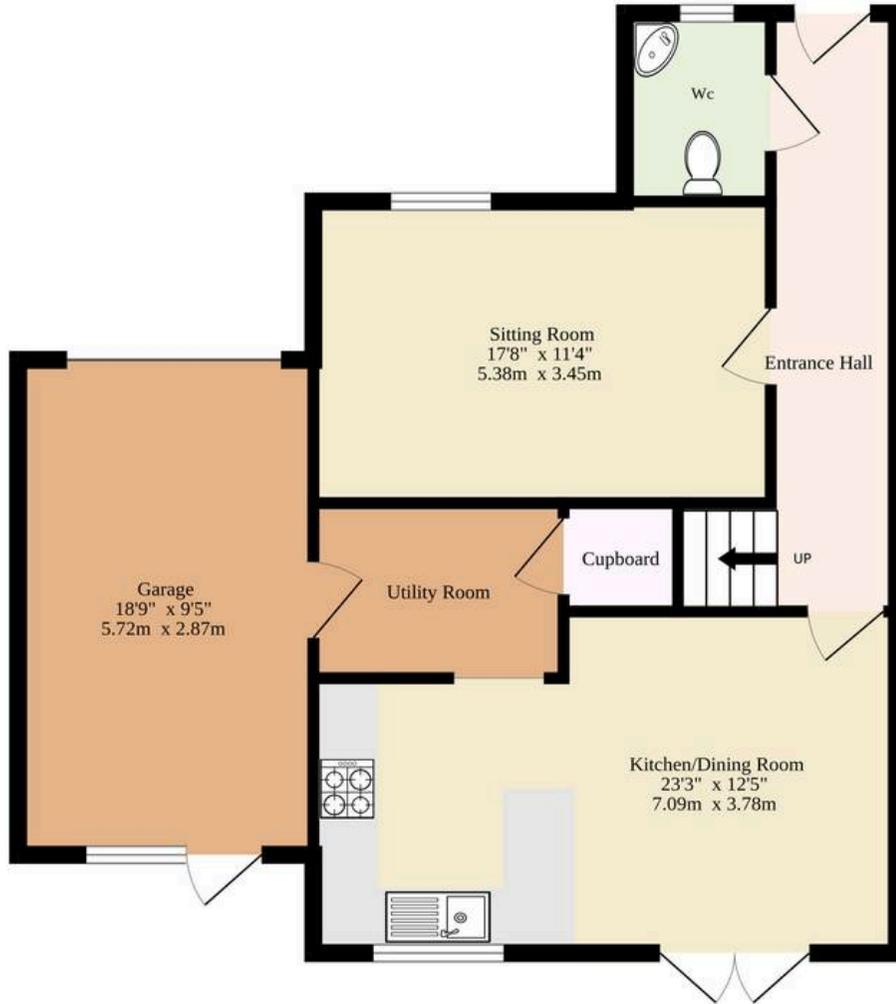
This is a home that quietly exceeds expectations, thoughtfully styled, beautifully positioned, and perfectly suited to those seeking a balance of modern comfort and countryside living.

Agents Note

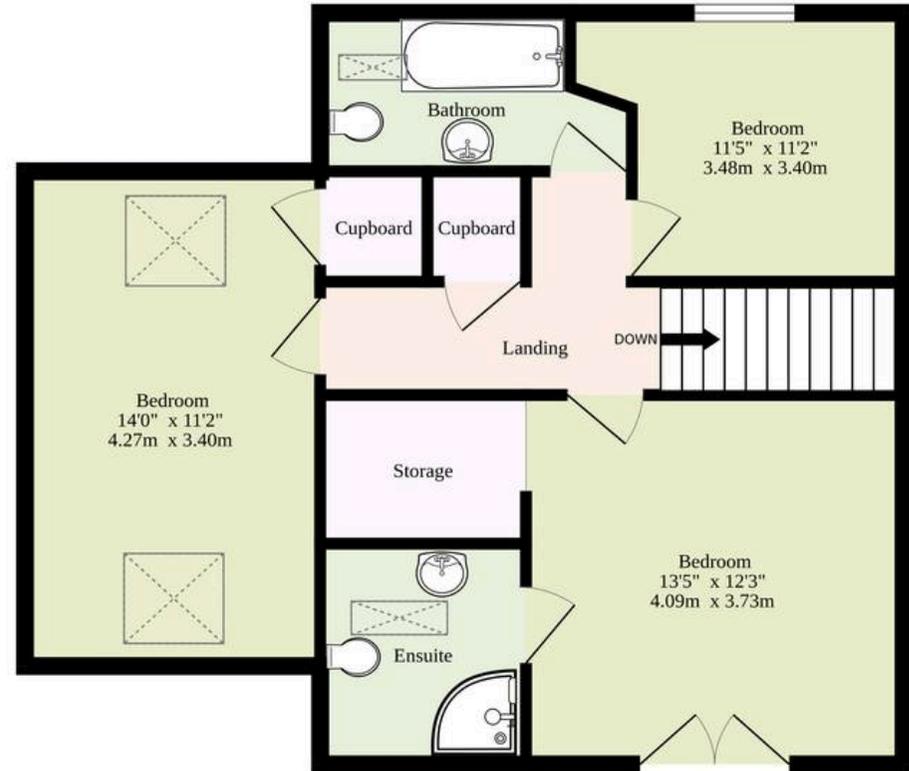
This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



Ground Floor
857 sq.ft. (79.6 sq.m.) approx.



1st Floor
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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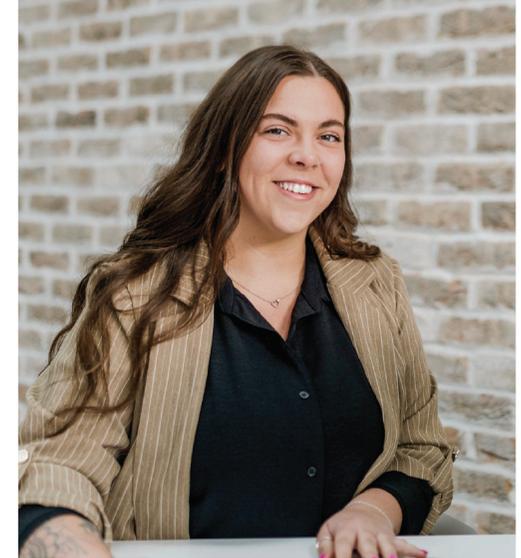
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