



**Ground Floor**  
Approximate Floor Area  
2544 sq. ft  
(236.39 sq. m)

**First Floor**  
Approximate Floor Area  
535 sq. ft  
(49.67 sq. m)

**Ground Floor Details:**

- Lounge: 23'9" x 19'5" (7.25m x 5.92m)
- Kitchen/ Dining Room: 23'0" x 17'0" (7.00m x 5.18m)
- Snug: 17'0" x 13'9" (5.18m x 4.20m)
- Utility: 16'11" x 7'4" (5.16m x 2.24m)
- Double Garage: 21'7" x 18'9" (6.59m x 5.72m)
- Entrance Hall
- Bedroom 1: 16'2" x 16'2" (4.93m x 4.92m)
- Bedroom 2: 14'9" x 14'7" (4.50m x 4.44m)
- Bedroom 3: 12'2" x 11'10" (3.71m x 3.60m)
- Bedroom 4: 13'5" x 10'10" (4.10m x 3.30m)
- Bedroom 5: 13'2" x 11'5" (4.01m x 3.48m)
- Bathroom: 13'2" x 8'2" (4.01m x 2.50m)
- En-suite: 10'10" x 3'9" (3.31m x 1.15m)
- En-suite: 16'1" x 8'3" (4.91m x 2.54m)
- En-suite: 16'11" x 7'4" (5.16m x 2.24m)
- W: Walk in Wardrobe
- C: Closets
- A/C: Air Conditioning

**First Floor Details:**

- Landing
- Bedroom 1: 16'2" x 16'2" (4.93m x 4.92m)
- Bedroom 2: 14'9" x 14'7" (4.50m x 4.44m)
- En-suite: 10'10" x 3'9" (3.31m x 1.15m)
- En-suite: 16'1" x 8'3" (4.91m x 2.54m)
- En-suite: 16'11" x 7'4" (5.16m x 2.24m)
- W: Walk in Wardrobe

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



THE  
**GUILD**  
PROPERTY  
PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Family Home
- Five Double Bedrooms
- Three En-Suite Facilities
- Open Plan Kitchen/Diner
- Utility & Snug Room
- Lounge With Wood Burning Stove
- Generous Plot Approaching ½ Acre
- Double Garage & Ample Parking
- Immaculately Presented Throughout
- EPC Rating Tbc / Council Tax Band F



## Description

Nestled on a generous plot approaching half an acre, *The Wildlings* is a superb executive-style detached chalet bungalow offering spacious and versatile accommodation throughout.

Set along a tranquil, tree-lined road in the desirable village of Stratton Strawless, this impressive home combines peaceful rural living with excellent access to amenities.

Internally, the property welcomes you with a spacious entrance hall, leading to a 23ft lounge with wood burning stove, perfect for entertaining or relaxing with family. The heart of the home is the stunning 22ft kitchen/breakfast room with central island, complemented by a separate utility room and formal dining room, ideal for larger gatherings.

The property features five double bedrooms, including a luxurious master suite with a dressing room and en-suite shower room. Two further bedrooms also benefit from private en-suite facilities, in addition to a well-appointed four-piece family bathroom suite out.

## Outside

Externally, the property continues to impress with a generous shingled driveway providing ample off-road parking and access to the integral double garage.

To the rear there is a generous and a beautifully landscaped lawn garden and spacious patio, perfect for outdoor entertaining, children's play, or simply enjoying the peace and privacy of this superb setting.

Additional features include uPVC double glazing and oil-fired central heating throughout.

## Location

Ideally located just north of Norwich and only four miles from the historic market town of Aylsham, you'll find a wide range of local amenities including schools, shops, supermarkets, doctors, pubs and restaurants. The property is also within easy reach of the stunning National Trust's Blickling Estate, perfect for weekend walks and scenic days

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax F

## Tenure

Freehold

## Directions

From the A140 Cromer Road, turn left into Shortthorn Road where the property can be found on the left hand side.

