



9 | Strawberry Hill Gardens | Eaton | NR4 7NU

£325,000



The Features

- *** BRAND NEW HOME - No onward chain & quick sale available ***
- Three bedroom home on an exclusive over 55s development
- Approximately 1,400 sq.ft. of well designed accommodation
- Spacious L-shaped open-plan living area with patio doors to the rear garden
- Integrated kitchen with eye level oven, hob, fridge freezer and washer/dryer
- Entrance hall, ground floor WC and additional first floor shower room
- Three double bedrooms, two with ensuite shower rooms and wardrobes
- Enclosed rear garden with patio, lawn and garden shed, plus driveway parking
- Solar panels, EV charging point and NHBC warranty
- Access to The Pavilion and beautifully maintained communal grounds

About the Property

Built as part of the sought after Strawberry Hill Gardens development, an exclusive community designed for the over 55s, this brand new three bedroom semi detached home offers almost 1,400 sq. ft. of well designed accommodation in the heart of Eaton.

The property has been thoughtfully designed with both comfort and practicality in mind. A spacious entrance hall provides access to a ground floor WC. The main living space is arranged in an L-shape, creating distinct areas for cooking, dining and relaxing whilst maintaining an open-plan feel. The contemporary kitchen is fitted with a range of integrated appliances including an eye-level oven, hob & extractor hood, fridge freezer and washer/dryer, together with space for a dishwasher. The dining area benefits from patio doors opening onto the enclosed private rear garden. The staircase has been designed with future convenience in mind and can accommodate a stairlift if required. Upstairs are three double bedrooms and a shower room off the landing. Both the main bedroom and bedroom two benefit from built-in wardrobes and ensuite shower rooms, whilst bedroom three would make an ideal guest bedroom, study or hobby room. The property also benefits from a good amount of built-in storage throughout.

Further features include an NHBC warranty, electric heating, solar panels and an EV charging point. The property is currently presented as the development's show home and can be purchased with or without the furniture, subject to agreement. McCarthy Stone also offer Assisted Move and Part Exchange schemes to help simplify the buying process.





The Outside

Outside, the property enjoys an enclosed rear garden with a paved seating area, lawn and raised brick wall to the rear boundary. The garden also benefits from a storage shed, outside tap and side gate providing convenient access.

To the front of the property are two allocated parking spaces positioned side by side, together with an EV charging point.

Residents also benefit from access to The Pavilion, a communal hub at the heart of the development. Set within beautifully landscaped grounds, it offers a range of social activities and events, providing the opportunity to meet neighbours and become part of a welcoming community.

The Location

Strawberry Hill Gardens, built by McCarthy Stone, is an exclusive over-55s development located in the heart of Eaton. Comprising just 36 purpose-built homes, the development offers a blend of independent living and community spirit in a peaceful setting.

Eaton is one of Norwich's most sought-after suburbs, offering a village feel whilst remaining conveniently close to the city centre. The area is well served by a range of independent shops, cafés, pubs and everyday amenities, including a supermarket and pharmacy. Residents can also enjoy a number of green spaces, most notably Eaton Park, whilst Eaton Golf Club is nearby for those with an interest in the sport.

The location provides easy access to Norwich city centre, the Norfolk & Norwich University Hospital and major routes including the A11 and A47. Combining a tranquil setting with excellent connectivity, Eaton remains a popular choice for those looking to enjoy the best of both town and country living.

Estate Charges & Additional Information

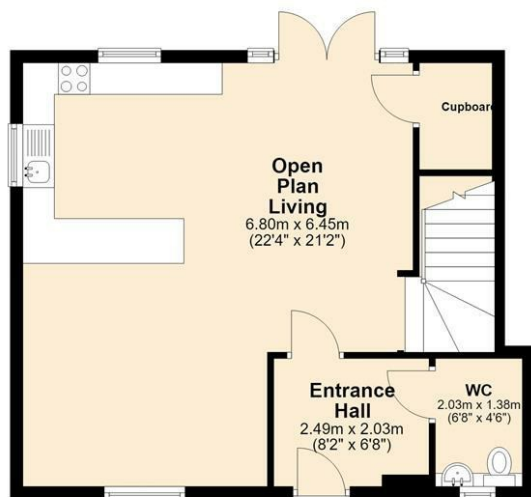
Please note the property is offered with a 999-year lease. A monthly service charge approximately £91.69 per month, is payable and covers the maintenance of the communal areas, upkeep of the front gardens, and the running and management of the communal Pavilion facilities.

Directions

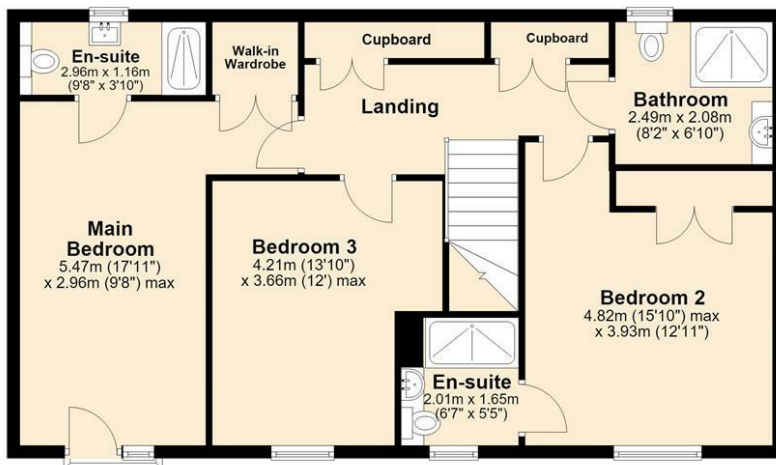
From Eaton, head out along Bluebell Road and take the left-hand turning into Strawberry Hill Gardens. Follow the road around the development and follow the signs for the show home, where number 9 can be found.



Ground Floor
Approx. 52.3 sq. metres (563.4 sq. feet)

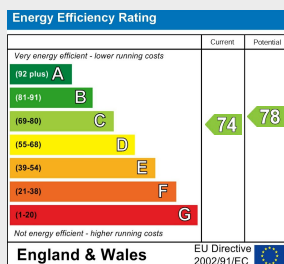


First Floor
Approx. 76.4 sq. metres (821.9 sq. feet)
(excluding Balcony)



Total area: approx. 128.7 sq. metres (1385.3 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Leasehold
Council Tax Band: D
Local Authority: Norwich

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Collegate Norwich Norfolk NR3 1BN