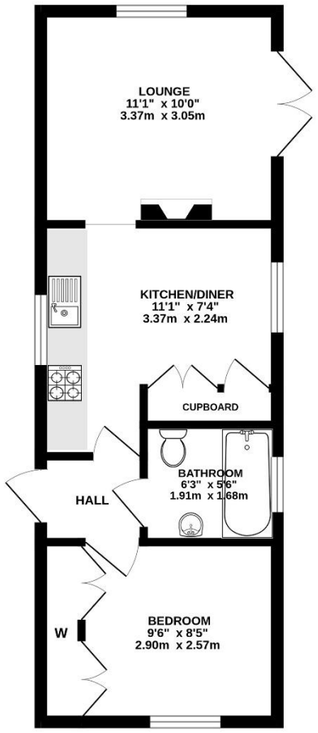
GROUND FLOOR







ICONIC
ESTATE AGENTS

Woodland View, Stratton Strawless
Offers In Excess Of £90,000
Share Of Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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.

- 2017 Omar Regency Park Home
- One Double Bedroom
- Generous Kitchen/Diner
- Lounge
- Modern Family Bathroom Suite
- Landscaped Gardens
- LPG Central Heating
- Early Viewings Advised
- Offered With No Onward Chain
- EPC Exempt / Council Tax Band A

ICONIC

Woodland View,
Stratton Strawless,
NR10 5LT

Description

Iconic Estate Agents are delighted to offer for sale this beautifully presented 2017 Omar Regency Park home, situated within the highly desirable and award-winning Woodland View development positioned in the highly desirable village location of Stratton Strawless. Offered with no onward chain, this immaculately maintained home occupies an attractive position towards the end of the site and benefits from its own landscaped gardens extending around the side and rear of the property.

Upon entering, you are welcomed into an entrance hall which provides access to the principal accommodation, including the master bedroom, modern family bathroom and kitchen/diner. The master bedroom enjoys a front-facing window and fitted wardrobes, providing excellent storage. The contemporary family bathroom is fitted with a modern white three-piece suite, incorporating a shower over the bath.

The kitchen/diner offers ample space for a dining table and is fitted with a comprehensive range of wall and base units, complementary work surfaces and a selection of integrated appliances. The accommodation is completed by a particularly attractive lounge, featuring a bay window to the rear aspect, French doors opening onto the side garden and a feature fireplace, creating a welcoming space in which to relax.

Offered with no onward chain and presented in excellent condition throughout, Iconic Estate Agents strongly recommend an early internal viewing to fully appreciate the accommodation, position and setting this attractive park home has to offer.

Agents Notes: Dogs are not allowed on site, but other pets are considered. Site Pitch Fees of £181.07 which includes the water and sewerage.

Outside

Externally, the property enjoys beautifully landscaped gardens extending to both the side and rear, providing attractive outdoor space to enjoy. Woodland View is a well-established and highly regarded development, offering residents the benefit of a clubhouse, communal parking and generous communal grounds. On-site garages are also available to rent, subject to availability. The property is offered with full residential usage, with no age restrictions but site rules will apply.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Electricity are all connected.

Local Authority

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

Directions

Leave Norwich on the A140 heading towards Cromer, when you enter the village of Stratton Strawless, turn right into Woodland View and follow the road to the communal parking. After parking your car, please follow the signs to Number 29.









