



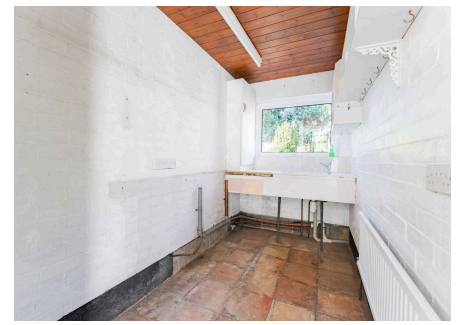
8 Parish Road, Stratton Strawless

£450,000 Freehold

This splendid 4-bedroom detached cottage, situated in a sought-after location, presents a rare opportunity to acquire a dream family home. Boasting original features including a charming fireplace and exposed beams, this property exudes character and warmth throughout. This enchanting cottage encapsulates the quintessential charm of a rural retreat while providing modern comforts and convenience. With its picturesque setting, delightful features, and spacious interior, this property promises a harmonious blend of comfort and style for discerning buyers seeking a tranquil yet well-connected abode.

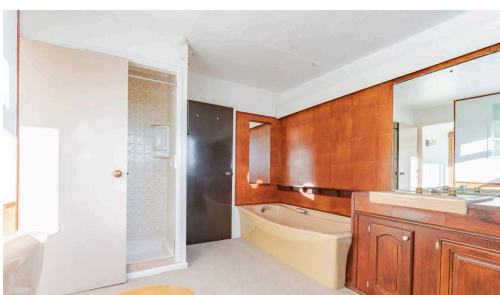
Location

Nestled in the charming village of Stratton Strawless, Parish Road enjoys a peaceful yet accessible setting in the heart of Norfolk. This desirable location is surrounded by picturesque countryside, offering an idyllic retreat from city life while remaining well-connected. Just a short drive away, you'll find the bustling market town of Aylsham, renowned for its independent shops, cafes, and the historic Bure Valley Railway. The property also benefits from convenient access to Norwich, a vibrant city with an array of cultural, dining, and shopping experiences, located only 8 miles away. With excellent transport links, including proximity to the A140, this location is perfect for those seeking the best of rural and urban living. Families will appreciate the nearby schools and community amenities, while outdoor enthusiasts can explore the nearby woodland trails and tranquil landscapes.



Parish Road

Upon entering this inviting home, you are greeted by a welcoming reception hall that leads seamlessly into the spacious living room. The living room offers a cosy retreat with its exposed beams and original open fire, setting the scene for relaxing evenings spent with loved ones. From the living room, step into the study, providing a space to focus or unwind, with convenient access to the rear garden through a discreet door.



Additionally, the lounge provides access to the rear garden through bi-folding doors.

The well-appointed kitchen beckons with its fitted base and wall units, integrated appliances, and ample workspace. Adjacent to the kitchen is a utility room, perfect for managing household tasks efficiently. The ground floor also features a generously sized bedroom with an ensuite shower room, offering convenience and privacy for guests or family members.

Ascending the stairs, you will discover three additional bedrooms, including the main bedroom complete with built-in wardrobes and direct access to the family bathroom. The family bathroom features a four-piece suite with a panel bath, walk-in shower, double sink vanity unit, low set WC, and bidet.

Outside, the property boasts a beautifully landscaped rear garden offering serene views of the surrounding fields. A gravel driveway and garage provide off-road parking, complemented by convenient access to excellent transport links, including the nearby A140.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: TBD

Tenure: Freehold

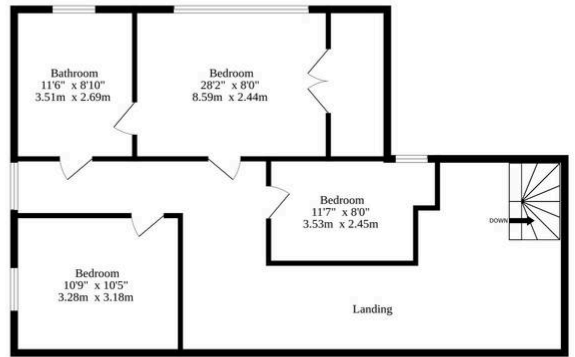
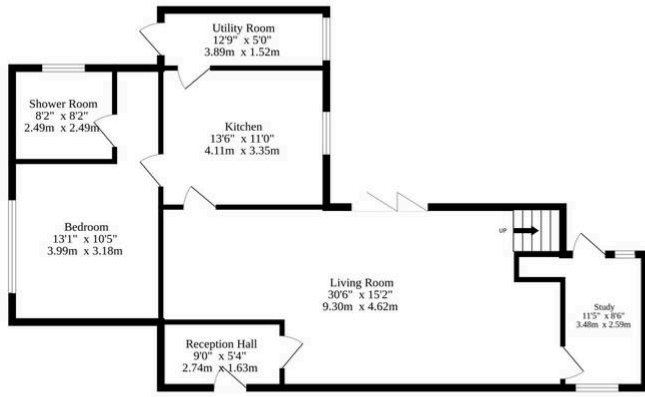
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Ground Floor

1st Floor



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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