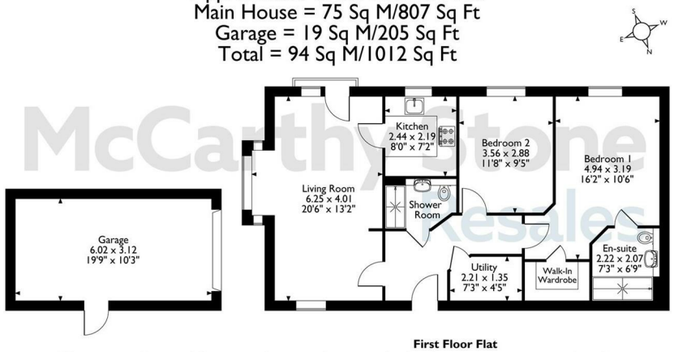
Excellent

Trustpilot

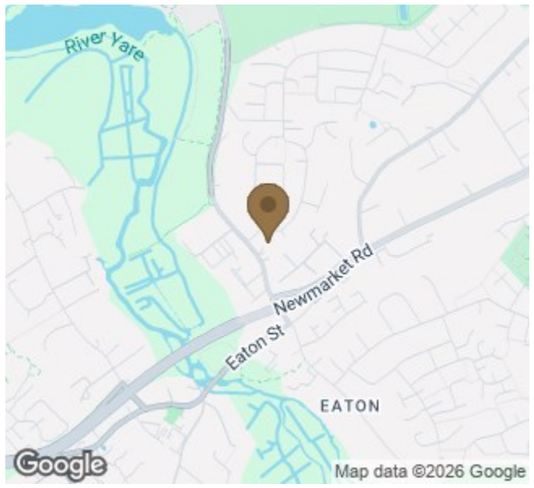
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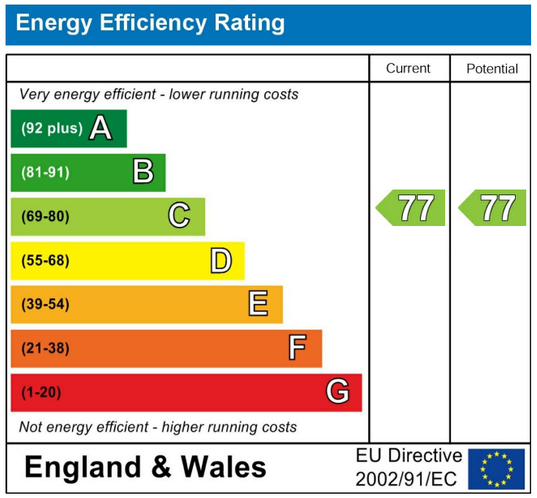
26, Strawberry Hill Gardens, Norwich, Norfolk
Approximate Gross Internal Area
Main House = 75 Sq M/807 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Total = 94 Sq M/1012 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







26 Strawberry Hill Gardens

Bluebell Road, Norwich, NR4 7NU

2 | 2 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 26 Strawberry Hill Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £375,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Sunny south facing two bedroom apartment with views over the meadow, garage and car parking space
- Communal lounge
- Laundry room - Mobility scooter store with charging points
- Landscaped gardens with patios and seating areas
- Guest suite for family or friends
- Close to all local amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Strawberry Hill Gardens, Norwich

2 | 2 | Asking price £375,000

About Strawberry Hill Gardens
Strawberry Hill Gardens is a Retirement Living development, designed and constructed by McCarthy Stone – the only housebuilder to win the Home Builders Federation 5-star award for 13 years running. Designed exclusively for the over 55s, this development comprises of 36 one, two and three bedroom retirement properties.
Strawberry Hill Gardens is cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills too. Each cottage blends classic architectural style with modern comfort, creating homes that feel warm, welcoming and easy to live in.
At the heart of Strawberry Hill Gardens is The Pavilion, a beautifully designed shared space exclusively for residents. The Pavilion acts as a social hub of the community, offering a relaxed and welcoming environment where neighbors can meet, enjoy activities, or simply unwind. It's the perfect place for coffee mornings with friends, hobby groups, book clubs or get togethers.
This development is located in the sought-after area of Norwich, within the charming village of Eaton. Known for its mix of stunning countryside, thatched cottages and English charm, Eaton is the perfect place to enjoy your later life. Local amenities are plentiful, including a Waitrose, cafes, independent shops, a pharmacy and a post office all within easy reach.
For those nature lovers, Eaton Park, under a 5-minute drive, offers 80 acres of open green space, gardens, a boating lake, tennis courts and regular community events, ideal for a scenic stroll with friends or staying active at your own pace.
The Norfolk Broads National Park, a beautiful area of interconnected rivers and lakes, is approximately a 30-minute drive from Strawberry Hill Gardens. Whether you're after day trips, boat hires, wildlife spotting, relaxing by the water or a day out with family, the Broads provides a picturesque setting to unwind and explore.

Entrance Hall
Front door with spy hole leads into the entrance hall. Door opening to a utility room. Further doors lead to the living room, shower room and both bedrooms. Ceiling light fitting. A wall mounted emergency call module. Further safety features consist of a smoke detector and secure entry system.

Living Room
Bright and airy living room with a triple aspect allowing lots of natural light in, the room incorporates a southerly facing Juliet balcony which provides attractive views over the meadows. The room provides ample space for dining ideally in front of the bay windows (as per current set up). Telephone and sky connectivity points, raised height sockets, two ceiling lights. Part-glazed door leads to a separate kitchen.

Kitchen
A modern fitted kitchen with a range of base and wall units with under counter lighting. The south west meadow facing window with blind sits above a single sink unit with drainer and mixer tap. Integrated waist height electric oven with space above for microwave and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor and ceiling lighting.

Master Bedroom
Generously sized master bedroom with south west meadow facing window and the benefit from a walk-in wardrobe providing plenty of hanging rails and storage. TV and phone point, raised height sockets and ceiling light. Door leads to the en-suite.

En-suite
Modern suite comprising a full width walk in double shower with glass screen, low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point and heated towel rail.

Second Bedroom
Double second bedroom which could be used for dining or study / hobby room. This room also has the advantage of a large sunny south west facing window providing meadow views. Raised height sockets and ceiling light.

Shower Room
Modern suite comprising a double shower cubicle with glass sliding door, low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point and heated towel rail.

Garage with car parking space
This apartment has the advantage of a garage with a space for parking in front.

Pet Friendly
You are welcome to bring a well-behaved pet to live with you. Please ask your Property Consultant for further details on our pet policy

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £1514.60 for financial year ending 31/08/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager
Free Entitlements Service Check out benefits you may be entitled to!

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













