



## Woodland View, Stratton Strawless, NR10

A Two Bedroom Park Home With No Onward Chain!

**GUIDE PRICE £87,500 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# TRANQUIL LIVING WITH OPEN VIEWS!

Occupying one of the largest plots on the popular Woodland View development, this 12ft x 40ft Omar Waveney (1994) park home enjoys open field views to the rear and a peaceful position on this well-regarded site. The property is presented in good order throughout and is offered for sale with no onward chain, making it an ideal opportunity for buyers seeking a straightforward move.

The home is situated on the award-winning Woodland View site, located to the rear of Stratton Strawless Hall, a quiet and established park home community surrounded by countryside. Residents benefit from ample communal parking, a bowling green, and an on-site social club, helping create a friendly and sociable environment.

The accommodation comprises an entrance hall, kitchen/diner, sitting room, two bedrooms, shower room, and a generous conservatory which provides additional living space and a pleasant area to relax while enjoying the outlook over the plot.



“ a covered decking, creating a sheltered spot to enjoy the garden ”



## Overview

- One Of The Largest Plots On The Woodland View Development
- Well-Presented 12ft X 40ft Omar Waveney Park Home (1994)
- Two Bedrooms
- A Generous Conservatory Providing Additional Living Space
- Oil Fired Central Heating For Year-Round Comfort
- No Onward Chain - Ideal For A Straightforward Purchase



## Location

The location offers an excellent balance of peaceful countryside living with convenient access to amenities. The property is well positioned for Norwich City Centre, while also being within easy reach of the Norfolk Broads, making it ideal for those who enjoy outdoor pursuits and exploring the surrounding natural beauty.

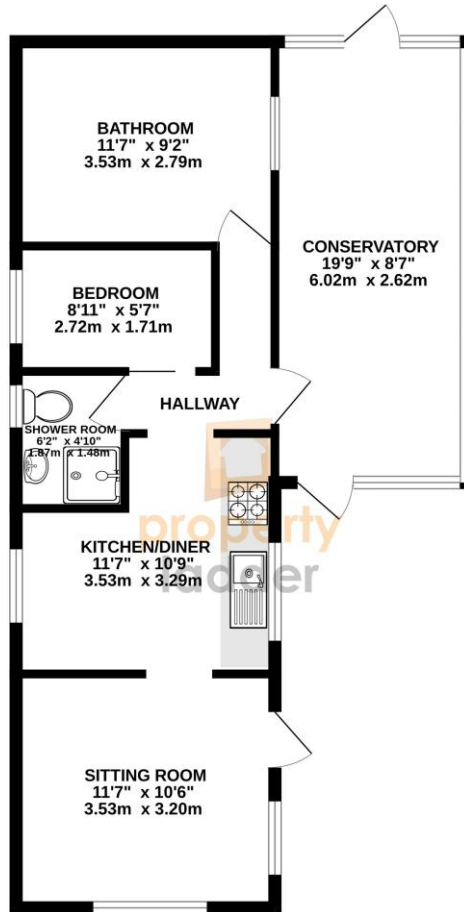
A bus stop located at Stratton Strawless Hall on the main road provides convenient public transport connections to Norwich, Aylsham and surrounding villages.



## Outside

The garden offers a wonderfully low-maintenance outdoor space, perfect for relaxing or entertaining. The generous gravelled area provides ample room for outdoor seating and potted plants, while a neatly arranged planting bed adds colour and interest throughout the seasons. Steps and a ramp lead up to a covered decking, creating a sheltered spot to enjoy the garden in all weathers. To the side, a useful storage shed and timber feature wall add practicality and character, with a small lawned section completing this private and easy-to-care-for garden.

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

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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**FULL EPC AVAILABLE UPON REQUEST**

EPC – N/A

**COUNCIL TAX BAND: A**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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