

26 Strawberry Hill Gardens

Bluebell Road, Norwich, NR4 7NU

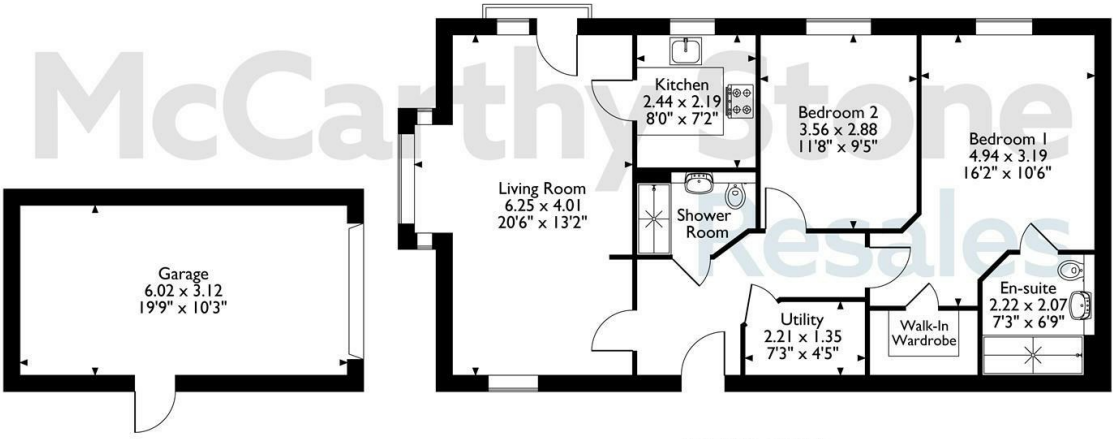
26, Strawberry Hill Gardens, Norwich, Norfolk

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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Council Tax Band: B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Asking price £395,000 Leasehold

The Yew is a beautifully presented 'show room' style two bedroom apartment with a sunny SOUTHERLY aspect and views towards the meadows, the apartment has the advantage of a GARAGE and CAR PARKING SPACE. The property also benefits from SOLAR PANELS on the roof.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# 26 Strawberry Hill Gardens

### 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 together.

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



# 2 Bed | £395,000

### 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: £1,104.96 for financial year ending 31/08/2026. 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

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### 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

