



Minors & Brady
01955
FOR SALE
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14 Wheatfield Way, Long Stratton

Norwich



Minors & Brady

14 Wheatfield Way

Long Stratton, Norwich

More than just a family home, this is a property designed with flexibility, comfort and everyday living in mind. Situated within a well-connected South Norfolk village, it offers a practical yet inviting layout suited to a range of lifestyles. The ground floor flows naturally from a welcoming entrance through to well-balanced living spaces, including a sitting room with access to a bright conservatory and a dining area that connects seamlessly with the kitchen. A versatile ground floor bedroom adds further appeal, ideal for guests, home working or multi-generational living. Upstairs, three well-proportioned bedrooms include a principal suite with built-in storage and en-suite, complemented by a family bathroom. Outside, a generous garden and private driveway complete a home that delivers both space and functionality in an accessible village setting.

- Well-presented three-bedroom home in a popular village location
- Private driveway providing convenient off-road parking
- Charming front elevation with established climbing foliage
- Spacious sitting room with access to a bright conservatory
- Separate dining room with open flow into the kitchen
- Modern kitchen with white gloss units and contrasting worktops
- Versatile ground floor bedroom ideal for guests or home working
- Three first-floor bedrooms including a principal with en-suite and storage
- Family bathroom serving remaining bedrooms
- Generous rear garden offering excellent outdoor space





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The Location

Set within a well-regarded South Norfolk village, this property enjoys a welcoming and established community, offering a strong sense of place alongside a practical range of day-to-day amenities. The village is well-served, with supermarkets, independent shops, cafés, schools, medical facilities and leisure options all within easy reach, creating a setting that is both convenient and comfortable for everyday living.

The surrounding area strikes a pleasing balance between village life and accessibility. The historic city of Norwich lies to the north, offering a vibrant mix of retail, dining, culture and employment opportunities, while Diss to the south provides access to mainline rail connections, including services to London Liverpool Street. The nearby A140 ensures straightforward travel in both directions, making the location well-suited for those who commute or enjoy regular access to the wider region.

Beyond the immediate amenities, the area is characterised by its open countryside and rural surroundings, offering opportunities for walking, cycling and enjoying the natural environment. Quiet lanes, nearby fields and footpaths provide an easy escape into the outdoors, contributing to a slower pace of life while remaining well-connected.

The village continues to benefit from ongoing investment and improvements, supporting its appeal as a place that feels both established and forward-looking. With its combination of accessibility, local facilities and surrounding countryside, the setting offers a well-balanced lifestyle suited to a wide range of buyers seeking both convenience and a more relaxed, village-led way of living.



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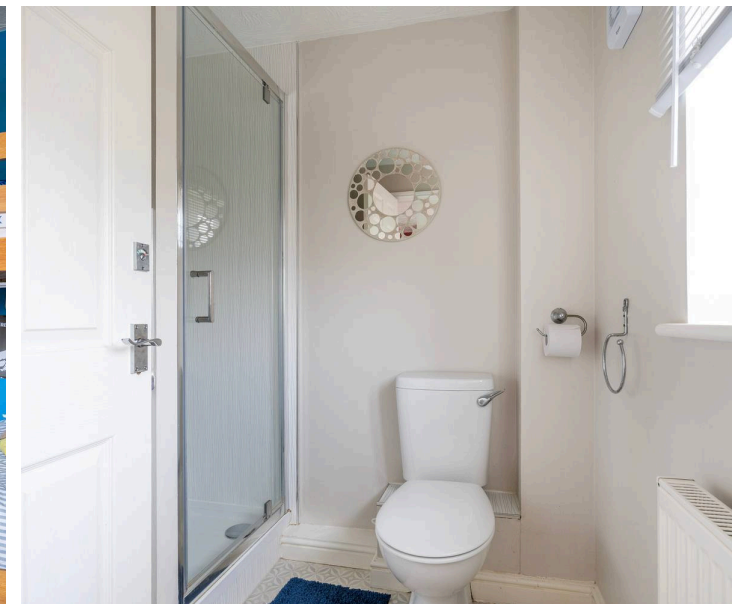
Wheatfield Way, Long Stratton

This well-presented three-bedroom home is situated within a popular and well-served South Norfolk village, offering a comfortable layout ideally suited to modern family living. The property is enhanced by attractive climbing foliage across the front elevation, creating a welcoming first impression and a sense of charm on arrival, while a private driveway provides convenient off-road parking.

The property is entered via a central entrance hall which leads through to the principal living spaces. A ground floor cloakroom/WC adds practicality, while the main sitting room offers a comfortable and well-proportioned space to relax. From here, access is provided into a conservatory, which serves as a pleasant extension of the living space, enjoying views over the garden and offering a versatile area that can be used throughout the year.

The internal layout flows naturally into a separate dining room, positioned with a generous opening into the kitchen, creating a sense of connectivity while maintaining clearly defined spaces for both everyday living and entertaining.

The kitchen itself is fitted with modern white gloss units, complemented by contrasting dark work surfaces and a white tiled splashback, resulting in a clean and contemporary finish. From the kitchen, there is access to a useful ground floor bedroom, offering flexibility for guests, home working, or multi-generational living.



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To the first floor, the property provides three well-proportioned bedrooms, including a principal bedroom benefiting from built-in storage and an en-suite shower room. The remaining bedrooms are supported by a family bathroom, creating a practical arrangement for both family life and visiting guests.

Externally, the property benefits from a good-sized rear garden, offering ample space for outdoor dining, relaxation and general enjoyment. The garden provides a natural extension of the internal living areas and presents potential for further landscaping or personalisation if desired.

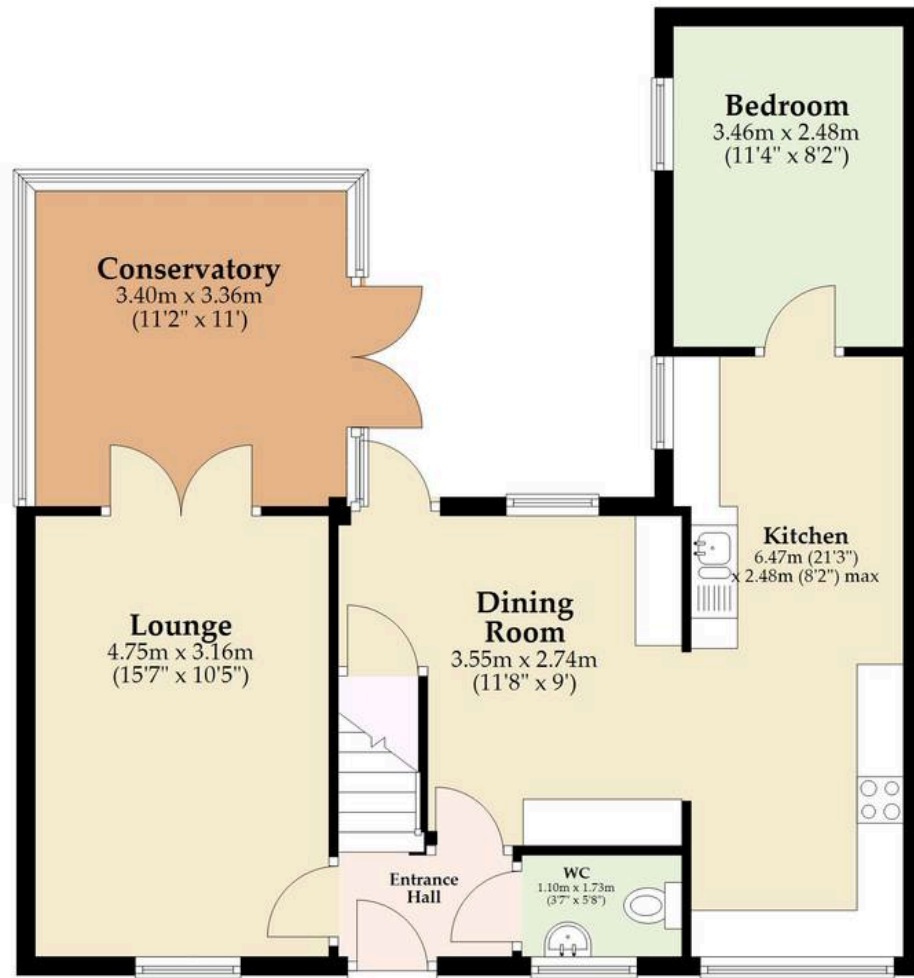
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



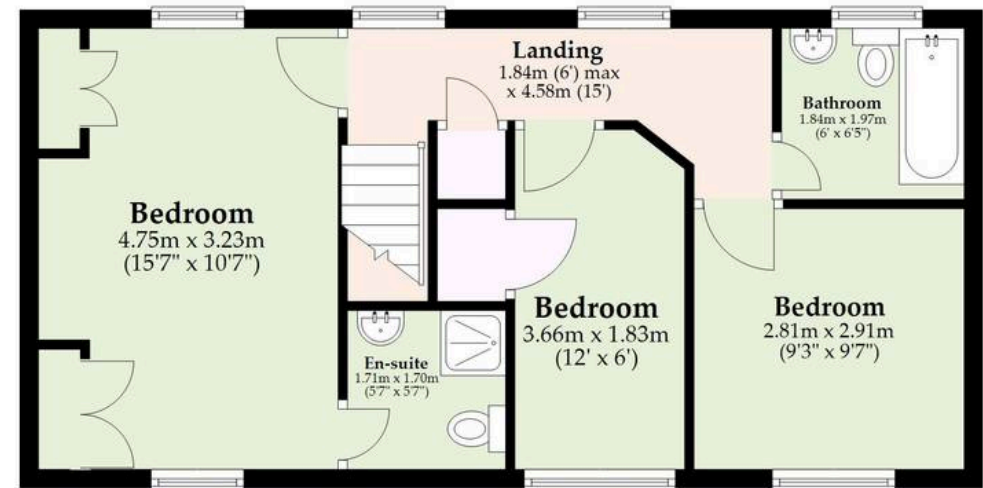
Ground Floor

Approx. 66.6 sq. metres (716.6 sq. feet)
(excluding Entrance Hall)



First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
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