



Maple View Shortthorn Road, Stratton Strawless

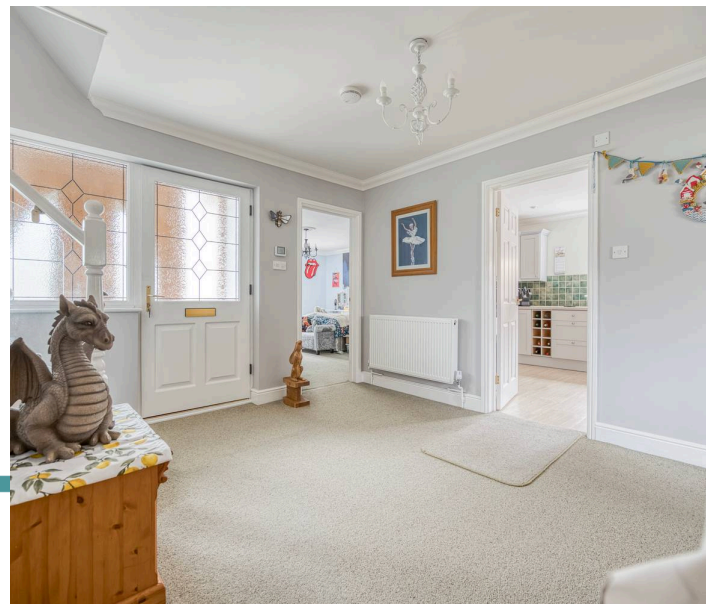
Norwich



Minors & Brady

An exceptional detached home offering space, flexibility and future potential in a beautifully maintained setting, this impressive residence provides adaptable accommodation currently arranged as three to four bedrooms to suit a range of lifestyles. The welcoming sitting room is double aspect and centred around a charming wood burner, creating a warm yet light-filled space for everyday living. A newly fitted kitchen and breakfast room forms the heart of the home, complemented by a modern utility room and a bright conservatory overlooking the garden. Externally, the property enjoys immaculately kept gardens to both the front and rear, alongside a generous driveway, double garage and a substantial workshop. With heating and hot water via an air source heat pump, 17 solar panels with battery storage, and planning approved for annexe conversion, this home perfectly blends comfort, efficiency and exciting future scope.

- Substantial detached home offering highly versatile accommodation throughout
- Flexible 3/4 bedroom layout, including a ground-floor room ideal as Bedroom Four or snug
- Double-aspect sitting room with wood-burning stove and garden access
- Newly fitted kitchen and breakfast room with space for a range cooker and further appliances
- Contemporary utility room with space for a washing machine and additional storage
- Bright conservatory adding further flexible living and garden views
- Exceptionally well-kept front and rear gardens with patio dining areas
- Extensive driveway providing parking for 15+ vehicles, plus double garage
- Large workshop with planning approval for annexe conversion including kitchen, bedroom and en-suite
- Energy-efficient features including air source heat pump, 17 solar panels and battery storage



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The Location

Shortthorn Road in Stratton Strawless sits within a small, rural village in the Broadland district of Norfolk, around 7–9 miles north of Norwich and just off the A140 corridor, and is also only around 5 miles from Norwich Airport. The setting is quiet and agricultural, with open fields, pockets of woodland and gently rolling countryside surrounding the village, giving the area a distinctly rural feel.

For day-to-day living, Stratton Strawless offers a village hall and parish church, with nearby Buxton providing a small convenience shop, fish and chip shop and hairdresser for everyday needs. Aylsham acts as the nearest practical hub, located approximately 4–5 miles away, offering independent shops, small supermarkets, cafés, public houses and essential services such as a library and healthcare facilities. Norwich serves as the main centre for larger shopping, employment and leisure, typically reachable within around 20–25 minutes by car depending on traffic.

Primary schooling options include Hainford VC Primary School, roughly 1–2 miles away, and Hevingham Primary School slightly further afield, both commonly used by local families subject to catchment. Secondary education is generally accessed within the wider Norwich and Broadland areas, with options such as Taverham High School and secondary schools in Norwich within reasonable driving distance, making car travel an important part of daily routines.

The A140 provides the main road link connecting Shortthorn Road to Norwich and Aylsham, while bus services operate along the broader Stratton Strawless and Hevingham corridor. Rail connections are available from nearby stations approximately 5–7 miles away, including Sallhouse, Hoveton & Wroxham, and Norwich station to the south, offering wider regional services and direct routes to London.



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This impressive detached residence offers exceptionally versatile accommodation, thoughtfully extended to suit modern family life while retaining a warm and welcoming feel throughout. Set back behind a generous driveway with space for in excess of 15 vehicles, the property immediately conveys a sense of space, practicality and careful upkeep, with beautifully maintained gardens to both the front and rear.

The ground floor is arranged to provide flexible living options, beginning with a welcoming reception hall that leads through to the main living spaces. The sitting room is both spacious and inviting, enjoying a double aspect that allows natural light to flow through the room. A wood-burning stove forms a cosy focal point, making this space ideal for both everyday living and entertaining, with doors opening out to the garden for easy indoor-outdoor flow.

Adjoining this, the dining room offers excellent flexibility and could equally serve as a fourth bedroom or snug, depending on individual needs. This adaptability makes the property particularly appealing for those requiring ground-floor accommodation or dedicated work-from-home space.

At the heart of the home sits the newly fitted kitchen and breakfast room, finished to a high standard and designed with both style and function in mind. The space provides ample storage and work surfaces, with room for a range cooker, dishwasher and fridge freezer, making it well suited to those who enjoy cooking and hosting.

A conservatory beyond offers an additional reception space, overlooking the garden and providing a bright area to relax, dine or enjoy the outlook year-round.



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A newly updated utility room sits conveniently off the kitchen, offering space for a washing machine and additional storage, while a ground-floor cloakroom completes the downstairs accommodation, enhancing everyday practicality.

Upstairs, the first floor continues the theme of space and versatility with three well-proportioned bedrooms. The main bedroom benefits from its own en-suite, creating a comfortable and private retreat, while the remaining bedrooms are served by a family bathroom.

Roof windows and clever use of space ensure all rooms feel light and well connected.

Externally, the property truly excels. The gardens have been lovingly maintained, with lawns, planted borders, a patio seating area ideal for outdoor dining, and productive areas including a vegetable garden.

Sustainability is also well considered, with 17 solar panels and a battery system in place, alongside heating and hot water provided via an air source heat pump.

Further enhancing the appeal is the large double garage and substantial workshop, both fitted with electric doors. Notably, the workshop benefits from planning approval for conversion into an annexe, with provision for kitchen, sleeping and en-suite facilities, offering exciting potential for multi-generational living, guest accommodation or home working.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor
 Approx. 196.6 sq. metres (2115.7 sq. feet)



First Floor
 Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 259.3 sq. metres (2790.8 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.
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