

## 1 Olive Grove Alder Country Park, Norfolk

£130,000 Freehold

Within the quiet surroundings of Alder Country Park, this well-presented 2-bedroom detached park home offers a harmonious blend of luxury and tranquillity. Boasting splendid field views that stretch endlessly, this residence is located within a secure gated park, ensuring privacy and peace of mind for its discerning occupants.



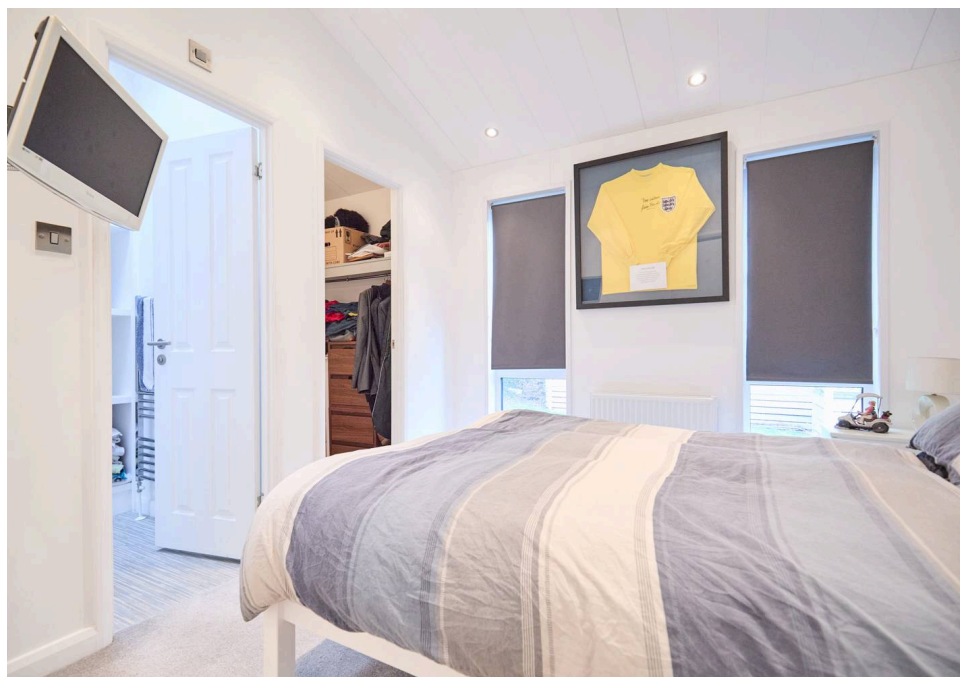
## Location

Olive Grove is situated within the peaceful and picturesque Alder Country Park in Norfolk. This sought-after location offers a perfect blend of countryside charm and modern convenience, providing residents with a tranquil retreat while remaining well-connected. Just a short drive from the historic market town of North Walsham, the area boasts a variety of local shops, cafes, and essential amenities. The stunning Norfolk coastline, with its unspoiled beaches and scenic walking trails, is also within easy reach. With excellent transport links to Norwich and beyond, Alder Country Park is an ideal setting for those seeking a relaxed lifestyle in a beautiful natural environment.



## Olive Grove

Step inside and be greeted by a bright and inviting open living area that seamlessly combines the living room, diner, and kitchen spaces. Bathed in natural light that floods in through the large windows and side door, this airy living space sets the tone for relaxation and comfort.





The modern kitchen is perfect for meal preparation, offering a functional layout and ample storage solutions.

The property features two generously sized bedrooms, both adorned with built-in storage options to maximise space efficiency. The main bedroom treats its occupants to the luxury of an ensuite bathroom and a walk-in wardrobe, creating a private space within the residence. The second bedroom, located at the rear of the home, also benefits from a convenient built-in cupboard.

Completing this refined abode is a well-appointed shower room, adding practicality and convenience to the living quarters. A spacious deck beckons for moments of leisure and outdoor enjoyment, perfect for unwinding after a long day or hosting gatherings with friends and family.

Parking will never be a concern, with allocated spaces for more than four vehicles available on-site. Additionally, the surrounding area boasts a diverse array of local shops, cafes, and essential amenities, providing residents with everything they need within easy reach.

For nature lovers, the property's proximity to Alder Country Park is a true delight. Residents can revel in the beauty of scenic trails, abundant wildlife, and natural landscapes just a stone's throw away. Embrace the serenity of this tranquil setting, a peaceful sanctuary away from the hustle and bustle of every-day life, where one can truly unwind and reconnect with nature.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

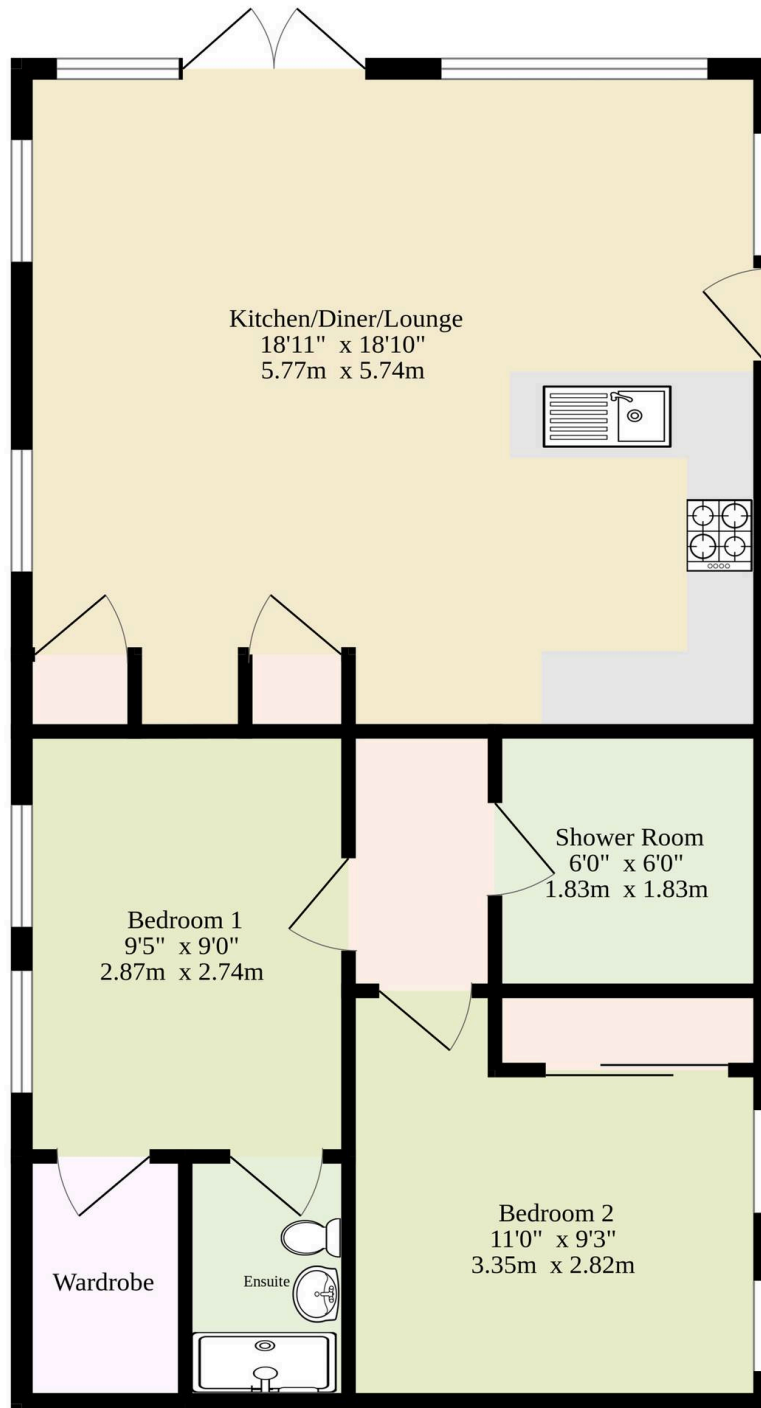
Council tax band - A

Council Tax band: B

Tenure: Freehold



Ground Floor  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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