



Guide Price £250,000

2 Bedroom Park Home for sale

The Canford Stepshort, Belton, Great Yarmouth



EweMove
SALES AND LETTINGS



Overview

Live a life of luxury and tranquility under extensive Norfolk skies with a glorious coastline just moments away. Our OPEN HOUSE events are fast approaching, so come along and get your move on track.



Key Features

- RESIDENTIAL OVER-50'S MODERN HOME
- FULLY-FURNISHED AND TURNKEY OPPORTUNITY
- PRIVATE LAWNED AND ENCLOSED GARDEN
- PRIVATE DRIVEWAY PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING, MAINS WATER AND DOUBLE GLAZING
- NO STAMP DUTY OR LEGAL FEES
- TRANQUIL COMMUNITY WITH LOCAL EVERYDAY ESSENTIALS
- 10-MINUTES FROM GORLESTON-ON-SEA BEACH, MARINE PARADE AND GOLF COURSE





Welcome to Rose Farm Residential Park in Belton, just 10 minutes from the Norfolk coastline. An exciting line of brand-new, luxury park homes is underway to provide you with a splendid home and relaxed lifestyle. These homes are modern in layout and design offering a sophisticated build, tasteful interiors, and convenient spaces. A home you can be proud of all year round within this delightful residential park.

Complete with integrated appliances, vaulted ceilings, an electric fireplace for ambiance, exterior lighting, and adjacent private parking for two vehicles, there is much to discuss regarding their intelligent design, quality materials, and overall finish. Not to mention a range of additional extras to bespoke your home.

Located within a friendly community offering local eateries, a Tesco Express, and a Wellbeing Pharmacy you will never need to go far for daily essentials. Within a 15-minute drive, you will find supermarkets, shopping outlets, and a wider range of amenities. The Marine Parade and Golf Club at Gorleston-on-Sea are within a 10-minute drive.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words; [///aced.activism.emails](https://www.what3words.com////aced.activism.emails)



Living Room

14' 5" x 10' 9" (4.40m x 3.30m)

Vaulted ceiling, electric fireplace, fitted carpet, uPVC double-glazed windows, two radiators, and television socket.

Sofa and armchairs, sill length eyelet style curtains, and coffee table.

Kitchen-Dining Room

18' 8" x 10' 11" (5.70m x 3.35m)

Vaulted ceiling, vinyl flooring, radiator, uPVC double glazed window, oak effect worktops, and shaker style kitchen units, dining table and chairs.

Electric single built under oven, four burner gas hob, integrated fridge-freezer, dishwasher, and washing machine.

Bedroom (Double) with Ensuite

11' 7" x 9' 6" (3.55m x 2.90m)

BEDROOM: Fitted carpet, uPVC double-glazed window, colour co-ordinated curtains, radiator, and walk-in wardrobe.

Superior comfort double bed and padded headboard, freestanding bedside cabinets, chest of drawers, dressing table, and stool.

ENSUITE (1.80 x 1.75 m): uPVC double-glazed window, vinyl flooring, walk-in shower with glass screen, basin, WC, and wall-mounted mirror.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.80m)

Fitted carpet, uPVC double-glazed window, radiator, superior comfort double bed and padded headboard, and colour co-ordinated curtains.

Bathroom

6' 2" x 5' 10" (1.90m x 1.80m)

Vinyl flooring, uPVC double-glazed window, roller blind, bath, basin, wall-mounted mirror, radiator, and WC.

Office

4' 5" x 4' 3" (1.35m x 1.30m)

Fitted carpet, uPVC double-glazed window, radiator and multiple sockets.

Floorplans

GROUND FLOOR 711 sq.ft. (66.1 sq.m.) approx.




DETACHED 2-BEDROOM PARK HOME

TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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