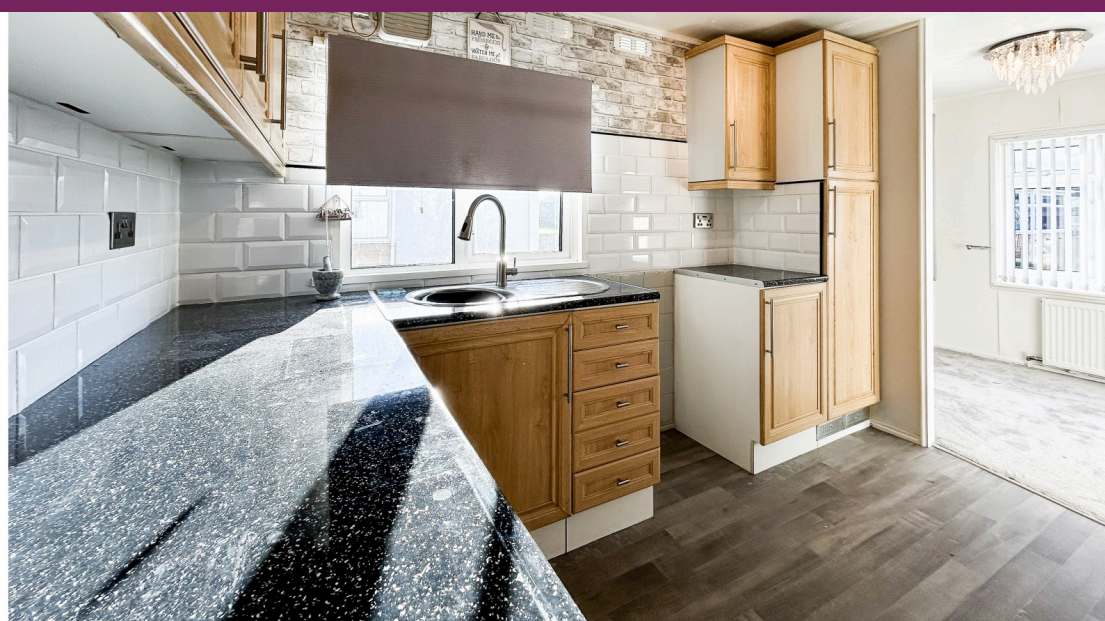




 2  
Bedrooms

 1  
Bathroom





**\*\*\*NO FORWARD CHAIN\*\*\***

Located in the exclusive over-50s Parklands Homes community, this charming 2-bedroom park home offers comfort and convenience. It features an open-plan living area with a spacious kitchen, dining area, and lounge, plus two double bedrooms with built-in wardrobes. The modern shower room includes a walk-in enclosure with an electric shower.

Externally, there's off-road parking, a single garage, and a private rear courtyard with a sun terrace. The site is on a public bus route and within walking distance of ASDA supermarket, making it perfect for a low-maintenance lifestyle.

Discover this beautifully presented 2-bedroom park home, located within the exclusive Parklands Homes community, designed specifically for residents aged 50 and over. Offering a comfortable and well-thought-out living space, this home combines modern convenience with a tranquil setting.

The property features a welcoming inner porch, providing ample storage space, leading into the main entrance. The open-concept living areas include a spacious kitchen fitted with wood-fronted wall and base units, granite-effect worktops, a built-in floor-to-ceiling storage cupboard, and space for additional white goods. The kitchen flows seamlessly into the dining area, which benefits from dual-aspect windows and a bay window to the front aspect, creating a bright and inviting space. This, in turn, opens to the main lounge, which features a second external entry point, a front-facing window, and carpet flooring.

The modern shower room includes an enlarged walk-in enclosure with an electric shower, a low-level flush WC, and a pedestal hand basin, all complemented by stylish wet wall panelling. There are two double bedrooms, both with carpet flooring, built-in double wardrobes, and private rear aspect views. The master bedroom also includes a built-in dresser for added convenience.

Externally, the property offers off-road parking and a single garage, along with a private rear courtyard featuring an enclosed sun terrace – perfect for outdoor relaxation.

Situated on a site with a public bus route and within walking distance of ASDA supermarket, this home is ideal for those seeking a low-maintenance lifestyle in a secure and welcoming community.

**Contact us today to arrange a viewing!**

**Inner Porch** 2.07m x 1.41m

The inner porch, located at the side entrance, features a single uPVC glazed door, vinyl tile flooring, and a radiator. It offers a spacious area for storage and is illuminated by a ceiling light.

**Lounge** 4.46m x 3.36m

The main living area features carpet flooring, a radiator, and a front-facing window. It is open-plan to the dining area and includes a single external uPVC door and a ceiling light.

**Dining Room** 2.46m x 2.05m

The dining space is open-plan to both the kitchen and lounge, offering carpet flooring, a radiator, and dual-aspect windows, including a bay window to the front. It is also equipped with a ceiling light.

**Kitchen** 3.22m x 2.51m

The kitchen features wood-fronted wall and base storage units with granite-effect worktops. It includes a built-in walk-in storage cupboard housing the Ideal gas combi boiler, a side-aspect window, and space for freestanding white goods and a gas cooker connection. The room is equipped with USB wall sockets, a tiled splashback around the worktop, plinth heaters, a circular stainless steel sink with drainer, and a ceiling light.

**Shower Room** 2.00m x 1.69m

The three-piece shower room features PVC wet wall panelling, an enlarged walk-in shower enclosure with a glazed shower screen and electric shower unit. It also includes a single-door vanity hand basin, a low-level flush toilet, and vinyl non-slip textured flooring. The room has a side-aspect obscure glazed window, an extractor unit, a radiator, and a ceiling light.

**Bedroom One** 3.34m x 2.96m

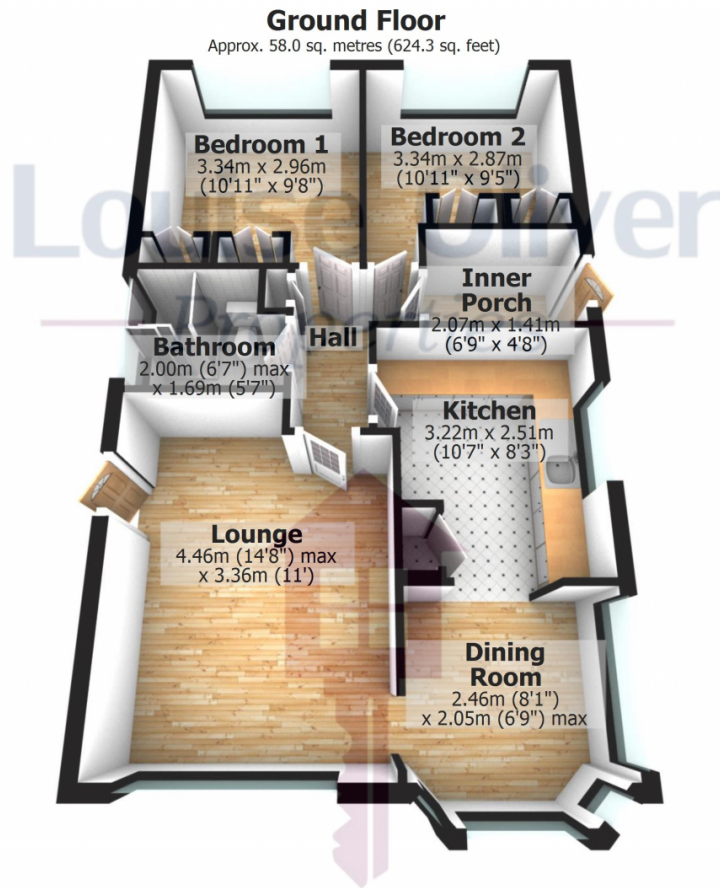
The master bedroom features a double bed, carpet flooring, and a rear-aspect window. It includes two built-in double wardrobes, and built in vanity dresser, a radiator, and a ceiling light.

**Bedroom Two** 3.34m x 2.87m

The master bedroom features a double bed, carpet flooring, and a rear-aspect window. It includes two built-in double wardrobes, a radiator, and a ceiling light.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances, and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Total area: approx. 58.0 sq. metres (624.3 sq. feet)

