



Charmbeck, Haveringland, Norwich, NR10 4SU

welcome to

Charmbeck, Haveringland, Norwich

Don't miss this spacious Detached Park Home set on the residential over 55's Charmbeck site at Haveringland Hall Park. This property has open plan Lounge/Dining area, 2 Bedrooms (Master with En-suite), Study, Fitted Kitchen and Shower Room. The property has attractive gardens, ample parking & Garage.



Description

Don't miss this spacious Detached Park Home set on the residential over 55's Charmbeck site at Haveringland Hall Park. This property enjoys open plan Lounge/Dining area, 2 Bedrooms (Master with En-suite), Study, Fitted Kitchen and Shower Room. Outside the property has attractive gardens, ample parking and a detached garage.

Entrance Hall

Double glazed window, radiator, built in cupboard with central heating boiler.

Lounge

16' 1" Max x 15' 3" Max (4.90m Max x 4.65m Max)
Double aspect room with two double glazed windows, two radiators, electric fire with surround, wall lights and TV point.

Dining Area

10' 6" x 8' 1" (3.20m x 2.46m)
Double glazed doors to outside. Radiator.

Kitchen

10' x 9' 5" (3.05m x 2.87m)
Fitted with a range of wall and base level units, electric hob with hood over, double electric oven, built in Fridge/ Freezer, sink and drainer unit, spotlights, opens to utility area.

Utility Area

Fitted with a range of wall and base level units, sink, plumbing for washing machine and dishwasher, built in cupboard, double glazed window and door to outside.

Inner Hall

Built in cupboard, doors to Bedrooms and Shower Room

Bedroom 1

11' 3" x 9' 6" Max (3.43m x 2.90m Max)
Fitted with a useful matching range of wardrobes, drawers and bridge over bed, double glazed window and radiator.

En-Suite

Fitted with a corner bath, low level WC, wash hand basin, spotlights, double glazed window and tile effect floor.

Bedroom 2

9' 7" x 7' 5" (2.92m x 2.26m)
Built in wardrobe, radiator & Double glazed window.

Study

6' 8" x 5' (2.03m x 1.52m)
Fitted desk and drawers, double glazed window.

Shower Room

Shower cubicle, wash hand basin, low level WC, radiator, extractor fan, spotlights, double glazed window.

Outside

To the side of the property is a driveway providing ample parking leading to a large single garage with electric roller door. To the side and the rear is a well-kept and well stocked garden.



Floor Plan

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/AYS109594



welcome to

Charmbeck, Haveringland, Norwich

- Over 55's Park Home
- Fully Residential
- 2 Bedrooms (Master with en-suite)
- Fitted Kitchen & Study
- Ample Parking
- Large Single Garage with Electric Roller Door
- Well Kept Gardens

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109594



Property Ref:
AYS109594 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk