



**Trimingham House Caravan Park Beacon Road, Trimingham
Norwich NR11 8DX**

welcome to

Trimingham House Caravan Park Beacon Road, Trimingham Norwich

Excellent high end rental potential with the Park open 10.5 months a year

Luxury Holiday/Rental lodge 36ft x 20ft that sleeps six Fully furnished with free standing luxury normal size furniture & fully equipped (including bedding & electrical items) Just bring your toothbrush!



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**Excellent high end rental potential with the Park open 10.5 months a year
Luxury Holiday/Rental lodge 36ft x 20ft that sleeps six Fully furnished with free standing luxury normal size furniture & fully equipped (including bedding & electrical items) Just bring your toothbrush! renovated to a high standard with parking next to lodge, master bedroom with ensuite further double bedroom with storage & separate bathroom Large Furniture Village corner sofa bed, LPG boiler fired radiator**

central heating only 18 moths old - serviced & tested, 34 year lease and dog friendly Pitched at Trimingham House Holiday Park, Norfolk near Mundesley which is a quiet exclusive new spacious development within the park with barrier access (not your typical 'fish finger' style layout) with sea views & 10 minute walk from the park to Trimingham (quiet) Beach.

Kitchen / Diner

15' 7" x 9' 7" (4.75m x 2.92m)

Front door opens into Kitchen/Diner which is a double aspect room with upvc double glazed windows to front & side aspects and is fitted with a comprehensive range of Shaker style wall & base units comprising cupboards & drawers, work surface over with tiled splash back and inset stainless steel single sink & drainer unit with mixer tap. Built-in LPG gas cooker with cooker hood over, integrated fridge/freezer. Recess spotlighting, radiator and open access to Lounge.

Lounge

9' 7" x 15' 9" (2.92m x 4.80m)

Double aspect room with upvc double glazed window to side, matching French doors to front and radiator. Door to Inner Hall.

Inner Hall

Built-in storage cupboards, one housing Baxi LPG gas fired central heating boiler, second with hanging space & shelving. Doors to Bedrooms & Bathroom.

Bedroom Two

7' 9" excl. door recesses x 9' 7" (2.36m excl. door recesses x 2.92m)

Fitted bedroom furniture comprising wardrobe, drawer unit and vanity area, radiator & upvc double glazed window to rear.

Bedroom One

9' 6" x 9' 8" (2.90m x 2.95m)

Radiator & side aspect upvc double glazed window. Door to En-suite.

En-Suite

5' 5" x 5' 3" (1.65m x 1.60m)

Fitted with a matching 3 piece suite comprising corner shower enclosure with thermostatic dual head rainfall style shower unit and glazed doors, vanity unit with cupboard storage & inset wash basin with mixer tap and WC. Extractor fan, heated towel radiator & side aspect opaque double glazed window.

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a white suite comprising panel bath with mixer tap, shower attachment & glazed shower screen, WC and vanity unit with cupboard storage unit & inset wash basin with mixer tap, medicine cabinet above. Extractor fan, opaque upvc double glazed window, heated towel radiator & shelving.

Outside

Balustraded decking to 2 sides with covered seating area and front door opens into Kitchen/Diner.

Agents Note

34 year lease,

Pitch Fees for 2024/2025 season £4825.30



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welcome to

Trimingham House Caravan Park Beacon Road, Trimingham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Two Bedroom Park Home
- Fully Furnished and Great Condition

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

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.

guide price

£40,000



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.focusagent.com



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Property Ref:
CRM108267 - 0006

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william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)