



**Meadow Fields, Yaxham Waters, Dereham Road, Yaxham,
Dereham, NR19 1RF**



welcome to

Meadow Fields, Yaxham Waters, Dereham Road, Yaxham, Dereham

Stunning lodge with brand new wrap-around veranda! Step inside the Ting Dene Ranch 3 Meadow Fields, offering open plan living accommodation with fantastic views over the charming pond. The pre-loved lodge further offers en suite facilities, enclosed rear garden, driveway parking for 2 cars & more!!



Yaxham Waters Holiday Park

This is a really lovely pre-loved lodge and it has recently been re clad in Lakeside colours which suits Yaxham Waters as we are a countryside park with fishing lakes! The lodge also boasts a fantastic brand new wrap around veranda in complimenting colours to the lodge itself. The veranda leads straight on to the front lounge doors so in the summer it's perfect to have the doors open and let the warm air flood the lodge whilst reading a book with a glass of wine.

As you walk through the front doors you find yourself in the very roomy lounge with its, warm air fire. As the lodge is very open plan the dining area. As you would expect the lodge is fully central heated with double glazed windows perfect for those winter evenings especially when you consider we are open for Christmas and New Year. The kitchen has loads of storage space and has all the modern appliances including fridge freezer, dishwasher, hob, oven. In the separate utility room is a washing machine and separate drier. As you leave the kitchen you are now entering the rear of the lodge with its family bathroom, main double bedroom and twin room. The bedrooms are an excellent size and have loads of cupboard space. This lodge is located on one of our fields with a fishing lake and has ample parking enough for 2 cars.

Accommodation

Double glazed external entrance door opening to;

Entrance Hall/Utility Space

9' 3" x 6' 3" (2.82m x 1.91m)

Fitted base unit with space for washing machine and tumble dryer, wall mounted boiler, wood effect flooring and door opening to;

Kitchen/Lounge/Diner

24' 3" x 19' 2" (7.39m x 5.84m)

Kitchen:

A matching range of wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, splashback, built-in electric oven, inset gas hob with extractor hood over, space for free standing fridge freezer, plumbing available for dishwasher, wood effect flooring, radiator and double glazed windows to side aspect.

Lounge/Diner:

Fitted carpet flooring, radiators, dual aspect double glazed windows, double glazed external door and French style patio doors opening to the veranda.

Inner Hallway

Fitted carpet flooring, doors opening to both bedrooms and bathroom.

Master Bedroom

12' 9" x 9' 3" (3.89m x 2.82m)

Fitted carpet flooring, built-in wardrobe, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, wood effect flooring and shaver point.

Bedroom Two

10' 5" x 9' 3" (3.17m x 2.82m)

Fitted carpet flooring, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, shaver point and double glazed window to side aspect.

Outside

The front of the property is approached by a brickweave driveway which provides off road parking space. Stairs rise to the charming veranda, offering the perfect space for outside entertaining and relaxing.

To the rear of the home is an enclosed garden, laid predominately to well-tended lawn with paved patio seating areas. Mature shrubberies offer privacy and security to the garden, creating the perfect outdoor haven for enjoying the fresh air.

Agents Note

Yaxham Holiday Park Lodges are an 11 month occupancy only, Prospective purchasers are advised to make their own enquiries regarding lease details and ownership criteria with the holiday park prior to purchase.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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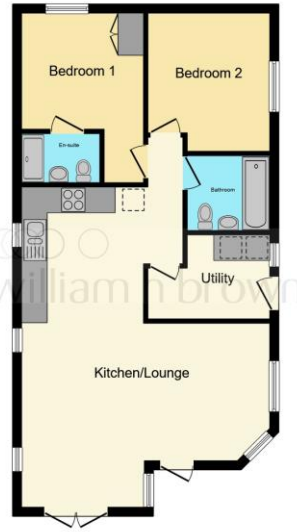
welcome to

Meadow Fields, Yaxham Waters, Yaxham, Dereham

- Immaculate, Pre-Loved Holiday Lodge
- Open Plan Living With Fitted Kitchen
- En Suite Facilities And Family Bathroom
- Wi-Fi In Lodges + Public Areas, Designated Parking, CCTV And Site Warden
- 11 Month Occupancy
- Charming Veranda Overlooking The Pond
- Driveway Parking And Enclosed Garden
- Stunning Village Setting In The Heart Of Norfolk

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.



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

£149,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116522 - 0002

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 buyers 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.

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