



**Waveney Park Stuston Road, Diss IP22 4JB**

**welcome to**

## **Waveney Park Stuston Road, Diss**

**\*\*Over 50's Park Home Site\*\*** This park home is of generous size and is situated within easy access of Diss town & all the towns' amenities. It benefits from a lounge, kitchen with utility room, master bedroom with fitted wardrobes and one further bedroom.

### **Location**

Stuston Road is just over a mile from the Diss town centre. The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmund making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

### **Accommodation Entrance Hall**

Cloak cupboard, radiator, carpet.

### **Lounge/ Diner**

11' 5" x 11' 7" Into Recess ( 3.48m x 3.53m Into Recess )  
Dual aspect double glazed windows, fireplace with inset electric fire, two radiators, tv point and carpet.

### **Kitchen**

9' 9" x 11' 7" ( 2.97m x 3.53m )  
Dual aspect double glazed windows. A fitted kitchen made up of base and wall mounted units with worktop over, stainless steel sink and drainer, spaces for full height fridge/freezer, washing machine and slim line dishwasher.

### **Utility Room**

4' 1" x 8' 5" ( 1.24m x 2.57m )  
Side aspect double glazed window and carpet.

### **Bedroom One**

11' 7" x 9' 11" ( 3.53m x 3.02m )  
Side aspect double glazed window, radiator, fitted wardrobes and carpet.

### **Bedroom Two**

7' 11" x 8' 5" ( 2.41m x 2.57m )  
Side aspect double glazed window, radiator and

carpet.

### **Shower Room**

Side aspect double glazed window, wash hand basin, low level flush wc, large walk in shower, radiator and extractor fan.

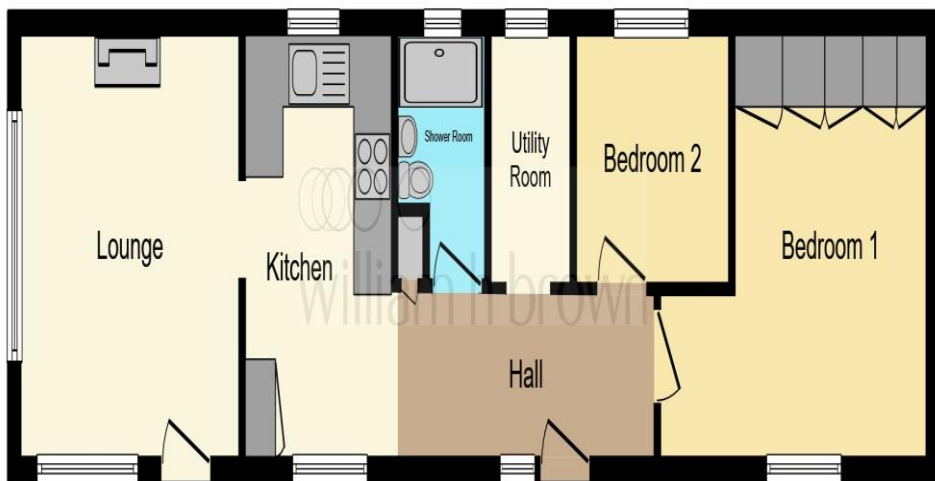
### **Outside**

The property benefits from a brick weaved driveway leading up to an outbuilding offering parking for 1 vehicle. There is a patio to the side making a great place for al fresco dining and access to an outbuilding.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Canister Gas





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](http://www.focalagent.com)



**welcome to**  
**Waveney Park Stuston Road,**  
**Diss**

- Fully Residential Park Home
- Two Double Bedrooms
- Master Bedroom With Fitted Wardrobes
- Kitchen With Utility Room
- Low Maintenance Garden

Tenure: EPC Rating: Exempt  
Council Tax Band: A

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.

offers in excess of

**£60,000**



**view this property online** [williamhbrown.co.uk/Property/DSS110395](http://williamhbrown.co.uk/Property/DSS110395)



Property Ref:  
DSS110395 - 0006

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.

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**



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**