



Waveney Park Stuston Road, Diss IP22 4JB

welcome to

Waveney Park Stuston Road, Diss

A beautifully presented brand new detached park home on an over 50's development in Diss, featuring a spacious lounge, contemporary kitchen, two bedrooms including a primary with ensuite. Finished to a high standard with decking, patio, and allocated parking and close to Diss amenities.

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 itself 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.

Entrance Hall

Lounge

16' 4" x 14' 9" (4.98m x 4.50m)

Window to front and side aspect, double doors to side, carpet flooring.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

Window to rear aspect, door to rear, wall and base units, integrated appliances, laminate flooring.

Shower Room

Window to front aspect, w/c, wash hand basin, shower unit, laminate flooring.

Bedroom 1

9' 8" x 8' 4" (2.95m x 2.54m)

Window to front aspect, built in wardrobe, access to en-suite, carpet flooring.

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En-Suite

Window to rear aspect, w/c, wash hand basin, shower unit, laminate flooring.

Bedroom 2

9' 4" x 9' 1" (2.84m x 2.77m)

Window to rear aspect, built in wardrobe, carpet flooring.

Outside

Decking area, turfed and patio.

Parking

Allocated parking space.

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 (<https://url.uk.m.mimecastprotect.com/s/JpryC4Rx6CBvk1vVsxhXu4fLr5?domain=gov.uk>)



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



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Waveney Park Stuston Road,
Diss

- Brand New Detached Park Home
- Over 50's Park Home Site
- Allocated Parking Space
- Easy Access to Diss town centre and train station
- Contemporary Kitchen

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.

£179,000



view this property online williamhbrown.co.uk/Property/DSS111378



Property Ref:
DSS111378 - 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 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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