









welcome to

Olive Grove, Alder Country Park Bacton Road, North Walsham

This two bedroom detached lodge with residents parking and luxury decking with fitted hot tub is situated on The Olive Grove within the Alder Country Park site on the outskirts of North Walsham and would make an ideal holiday home!













Situated on the Alder Country Park development off Bacton Road in North Walsham, this Pathfinder park home has been well maintained by the current owners and would make an ideal holiday home within walking distance of North Walsham town centre and a short drive to the beach. property offers accommodation comprising open plan lounge/kitchen area with patio doors onto decking, double bedroom with en suite shower room, second bedroom and bathroom suite. Externally, the property benefits from a wraparound decking with fitted hot tub on the West facing aspect and residents parking is readily available.

Alder Country Park is open 12 months of a year and swimming pool, gym and bar facilities are available for residents. Please note this property does not have a residential licence and therefore is listed as a holiday home only, however residential licences are available to be purchased from the freeholder.

Lounge

22' 3" x 13' 1" (6.78m x 3.99m)

Patio doors to the front aspect, double glazed windows to the front and side aspects. radiator and carpeted flooring.

Kitchen

Fitted kitchen with range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood over, built in fridge freezer and dishwasher, stainless steel sink drainer, double glazed window to the side aspect, radiator and vinyl flooring,

Utility Cupboard

Gas central heating boiler, storage, plumbing for washing machine and carpeted flooring.

Bedroom One

12' 1" x 8' (3.68m x 2.44m)

Double glazed window to the side aspect, tv point, radiator and carpeted flooring.

En Suite

Suite comprising shower cubicle, wash hand basin and WC, towel rail, extractor fan, double glazed window to the side aspect and vinyl flooring.

Bedroom Two

9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to the side aspect, cupboard, radiator and carpeted flooring.

Bathroom

Suite comprising bath with mixer tap and shower over, wash hand basin and WC, towel rail, extractor fan, double glazed window to the side aspect and vinyl flooring.

Exterior

West facing decking area with a hot tub and parking.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England & Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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 approximent. No liability is taken for any error, omission or misstatement. A parameter of the provided of the pr





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- Site Open All Year Round
- Luxury Decking with Hot Tub
- Gas Heating and Mains Drainage
- Ideal Holiday Home
- Swimming Pool, Gym and Bar Facilities Available

Tenure: EPC Rating: Exempt

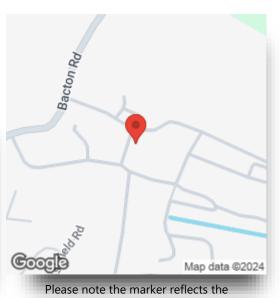
We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£80,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109212



Property Ref: NWM109212 - 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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