









welcome to

The Gables Bacton Road, North Walsham

HIGH SPECIFICATION HOLIDAY LODGE

This modern, well maintained holiday lodge, with two bedrooms, open plan living space and parking for one vehicle is set on the popular Alder County Park, in North Walsham.













Nestled comfortably between North Norfolk and The Broads, Alder Country Park is situated on the outskirts of North Walsham and provides easy access to all that North Norfolk has to offer. The park benefits from luxury on-site facilities such as on site restaurant, open swimming pool and gym. The lodge offers accommodation comprising open plan lounge/ kitchen/ dining area, two bedrooms, en suite, family bathroom and ample outside decking area. This property is perfect as a holiday let.

Lounge

21' 4" x 21' 2" (6.50m x 6.45m) Electric fire, radiators, Karndean flooring, windows and doors onto the decking.

Kitchen

Fitted kitchen area with range of wall and base units and work surfaces over, island, built in dishwasher, space for fridge freezer, stainless steel sink drainer, gas oven and hob.

Utility Room

26' 2" \times 2' 7" (7.98m \times 0.79m) Space for washing machine, boiler and Karndean flooring.

Bedroom One

16' 4" x 12' 2" (4.98m x 3.71m)

Windows to the side and rear aspects, radiator and Karndean flooring.

En Suite

Suite comprising walk in shower, wash hand basin and WC, radiator, window to the rear aspect and Karndean flooring.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Built in wardrobe, built in bunk beds, window to the side aspect and Karndean flooring.

Bathroom

Suite comprising bath with mixer tap and shower attachment over, wash hand basin and WC, window to the side aspect, heated towel rail and Karndean flooring.

Exterior

Terrace with seating area with a heated hot tub.

Agents Note:

Residential Licence may be available at the park owners discretion.



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.footalgent.com





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- Open Plan Kitchen/ Diner/ Living Room
- Two Bedrooms
- All Furniture & Appliances included with Sale
- Off Road Parking
- Four Miles From The Coast

Tenure: EPC Rating: Exempt

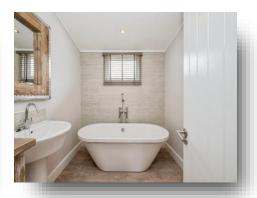
We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

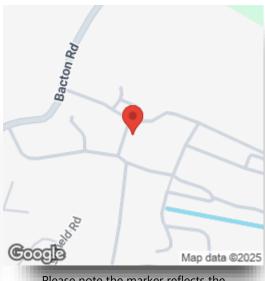
offers in excess of

£75,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109521



Property Ref: NWM109521 - 0005 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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