



The Gables Bacton Road, North Walsham NR28 0RA

welcome to

The Gables Bacton Road, North Walsham

This modern two bedroom residential park home boasts open plan living space, allocated parking, wrap-around decking, is within walking distance to North Walsham town centre and is being offered with no onward chain!



Description

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, both with en suites. Externally there is a large wrap-around decking and an allocated parking space. This lodge benefits from a residential license, making it available to live in all year round!

Kitchen

13' 9" x 10' 3" (4.19m x 3.12m)

Fitted kitchen with a range of wall and base units with work surfaces over, island with breakfast bar, built in dishwasher, washing machine, wine cooler and fridge/ freezer, eye level oven and microwave, electric hob with cooker hood above, one and a half sized sink drainer, spotlights, radiator, laminate flooring and a double glazed window to the side aspect with built in blinds.

Lounge/ Diner

21' 4" x 15' 9" (6.50m x 4.80m)

Double glazed double doors to the front aspect, leading onto the decking, double glazed door to the side aspect and windows to the front and side aspects, all with built in blinds, television point, broadband connection, media wall, shelving with wall lights, spotlights, radiator and laminate flooring.

Bedroom One

13' 5" x 13' 2" (4.09m x 4.01m)

Double glazed double doors to the side aspect, with built in shutters, double glazed window to the rear aspect, three built in wardrobes, television point, spotlights, radiator and laminate flooring.

En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, airing cupboard heating gas central heating boiler, spotlights, extractor fan, vinyl flooring and a double glazed window to the rear aspect.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed skylight window, built in wardrobe, television point, spotlights, radiator and laminate flooring.

En Suite Bathroom

Suite comprising bath with mixer tap and shower over, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, spotlights and vinyl flooring.

Exterior

Externally, the property has an allocated parking space outside the lodge with plenty of visitor spaces available within walking distance. The lodge itself boasts a large wrap around decking with plenty of seating space and outdoor taps/ electric should you want to install a hot tub.



view this property online williamhbrown.co.uk/Property/NWM109864



welcome to

The Gables Bacton Road, North Walsham

- Residential Park Home
- Two En-Suite Bedrooms
- Open Plan Living Space
- Contemporary Kitchen with Breakfast Bar
- Finished To a High Standard Throughout

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.

£165,000



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 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 mis must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM109864](https://www.williamhbrown.co.uk/Property/NWM109864)



Property Ref:
NWM109864 - 0004

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



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)