



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 with hot tub and is within walking distance to North Walsham town centre. Offered with no onward chain!



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, one en-suite shower room and one Jack and Jill style bathroom.

Externally there is a large wrap-around decking overlooking fields with hot tub and an allocated parking space.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, breakfast bar, double eye level oven, electric hob, sink drainer, plumbing for washing machine, built in dishwasher, built in fridge/ freezer, wine cooler, spotlights, laminate flooring and a double glazed window to the rear aspect overlooking fields.

Lounge/ Diner

28' 8" Max x 20' 9" Max (8.74m Max x 6.32m Max)

Open plan living space with television point, electric fire, spotlights, laminate flooring, radiator, double glazed door to the rear aspect, double glazed French doors to the rear and side aspects, double glazed windows to the rear and side aspects and two skylight windows making it bright and full of natural light.

Bedroom One

13' 4" Max x 12' 7" Max (4.06m Max x 3.84m Max)

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

En Suite Shower Room

Suite comprising walk in shower cubicle with rainfall shower, WC, wash hand basin with vanity unit, heated towel rail, airing cupboard housing gas central heating boiler, spotlights, laminate flooring and a double glazed window to the side aspect.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to the front aspect, skylight window, radiator and laminate flooring.

Family Bathroom

Suite comprising bath with shower over, WC, wash hand basin with vanity unit, heated towel rail, shaving point, extractor fan, part tiled walls, laminate flooring, spotlights and a double glazed window to the front aspect.

Exterior

Externally the lodge benefits from a wraparound decking which overlooks fields to the rear and has a hot tub. There is allocated parking and plenty of on-site facilities including restaurant, swimming pool and gym.

Agents Note

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 (www.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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welcome to

The Gables Bacton Road, North Walsham

- Detached Park Home
- Holiday Let / Holiday Home
- Wrap Around Decking with Hot Tub
- Field Views
- Allocated Parking Space
- Open Plan Living Space
- Two Double Bedrooms
- En Suite Shower Room & Jack and Jill Bathroom

Tenure: Leasehold

EPC Rating: Exempt

Please note additional fees could be incurred for items such as leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109855 - 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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