









welcome to

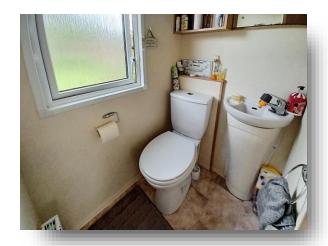
Lady Lodge Haveringland Hall Park, Haveringland Norwich

A superb countryside two bedroom park home within a tucked away wooded location in the well-regarded Royalelife development!!!!













Lounge/Diner/Kitchen

19' 11" x 11' 7" (6.07m x 3.53m)

Inset feature fireplace, uPVC double patio doors to front aspect accessing the decked patio. Further windows to side. Fully fitted range of eye and base level kitchen units, gas cooker point with stainless steel extractor over, built-in fridge/freezer, work surfaces, inset sink unit and splashbacks. Fitted corner sofa-bed which will be included in property sale.

Bedroom One

9' 9" x 7' 10" (2.97m x 2.39m) uPVC windows to side aspect.

En-Suite Cloakroom

With low level WC, and uPVC window to side.

Bedroom Two

7' 11" x 5' 8" (2.41m x 1.73m) uPVC window to side.

Shower Room

Suite comprising shower cubicle with mains fed shower, wash hand basin and low level WC. Radiator, uPVC window to side.

Exterior

The property has side box storage as well as a timber shed housing the washing machine. There is off-road parking with the property sat on lawned communal gardens. There are decked steps to the side which enter the property with further decked patio area to rear looking onto mature trees and fabulous views.

Agents Notes

Haveringland Hall Park is a delightful park home setting boasting stunning access to north-Norfolk coast and The Broads, a short drive away from Cawston, Reepham and Aylsham. There is access to communal fishing lakes. The home cannot be let commercially and is not available as a full-time residential property.





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Lady Lodge Haveringland Hall Park, Haveringland Norwich

- Superb two bedroom park home
- Parkland setting
- Two well-stocked fishing lakes
- Extensive lawned areas
- Private decked patio

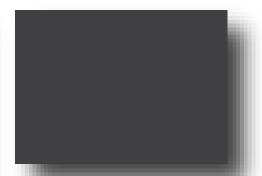
Tenure: EPC Rating: Exempt

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

£60,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR137295



Property Ref: NOR137295 - 0018 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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