



**Plumtree Mobile Home Park, Marham, PE33 9JH**



**welcome to**

**Plumtree Mobile Home Park, Marham**

>> NO ONWARD CHAIN!! A well presented 2 bedroom detached park home, set within the popular Plumtree Mobile Home Park in Marham - a site you can live on all year round! The property boasts a modern kitchen, en suite facilities & separate shower room, its own low maintenance garden & off-road parking!



### Accommodation:

Steps leading up to the part glazed UPVC external entrance door, which leads into:

#### Entrance Hall

Wood effect laminate flooring, doors opening to both bedrooms, shower room and the kitchen, further door opening to:

#### Lounge / Dining Room

19' 4" max x 16' 1" narrowing to 7' min ( 5.89m max x 4.90m narrowing to 2.13m min )

Electric fireplace with decorative surround and hearth, television and telephone points, carpet flooring, two UPVC double glazed windows to the side aspect, further UPVC double glazed window to the front aspect, door opening to:

#### Kitchen

12' 3" max x 8' 3" plus recess ( 3.73m max x 2.51m plus recess )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and four-ring induction hob with concealed cooker hood over, space and plumbing for washing machine, space for fridge-freezer, two built-in storage cupboards, heated towel radiator, wood effect laminate flooring, UPVC double glazed window to the rear aspect, UPVC part double glazed obscure glass external entrance door opening to the rear aspect.

#### Master Bedroom

10' 1" x 9' 4" ( 3.07m x 2.84m )

Built-in wardrobes, further fitted wardrobe, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

#### Ensuite W.C

Suite comprising low level w.c, hand wash basin, vinyl wood effect flooring, extractor fan, UPVC double glazed obscure glass window to the side aspect.

#### Bedroom 2

10' 1" x 9' 6" ( 3.07m x 2.90m )

Fitted wardrobes, wall mounted electric heating/air conditioning unit, carpet flooring, UPVC double glazed window to the front aspect.

#### Shower Room

Suite comprising low level w.c, vanity hand wash basin and walk-in shower cubicle with rain style shower, additional hand-held shower attachment and glazed shower screen, part tiled walls, heated towel rail, vinyl flooring, extractor fan, UPVC double glazed obscure glass window to the front aspect.

#### Outside

This property benefits from off-road parking, together with a hard landscaped rear garden laid mainly to lawn, with a useful metal storage shed, enclosed by timber fence panels. The property is also surrounded by decorative paving stepping stones, shingle and raised flowers beds.

#### Location

The popular village of Marham sits approximately halfway between the market towns of Swaffham and Downham Market and is well-known for its RAF connections and airfield. The village offers a shop, primary school, doctor's surgery, pizza, Indian and Chinese take-aways, and a Naffi convenience store. There is also a church, bowls club and the village is on a regular bus route. A broader range of amenities are available in nearby Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

#### Agents Note

This park home is subject to site charge and service charges of approximately £215.01 per calendar month. Further details of this can be obtained from William H Brown.

#### 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 using a solicitor. 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.

#### directions to this property:

From Swaffham town centre, take the A47 in the direction of King's Lynn and take the first exit at the roundabout, sign posted Downham Market. After approximately 4 miles, turn right sign posted RAF Marham and Narborough. After a couple of miles, turn left towards the village of Marham. Keep on the road and proceed through the village and around a right hand bend and then a left hand bend, where the Plumtree Park development can be found on the right hand side. Follow the road through the development and the property will be four



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welcome to

## Plumtree Mobile Home Park, Marham King's Lynn

- Detached park home
- 2 bedrooms, both with fitted wardrobes
- Modern fitted kitchen
- En suite w.c & separate shower room
- Open-plan dual aspect lounge/dining room

Tenure: Freehold EPC Rating: Exempt



# £140,000

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 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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM110384 - 0004

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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.



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