



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



**welcome to**

**Plumtree Mobile Home Park, Marham**

>> COMPLETED 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 bathroom, field views & off-road parking...



### **Accommodation:**

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

#### **Entrance Hall**

Wood effect laminate flooring, two built-in storage cupboards, doors opening to both bedrooms, shower room and the kitchen, further door opening to:

#### **Lounge / Dining Room**

19' 6" x 15' 7" ( 5.94m x 4.75m )

Television and telephone points, carpet flooring, triple aspect UPVC double glazed windows to the front and sides, door opening to:

#### **Kitchen**

13' x 9' 6" ( 3.96m x 2.90m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink with mixer tap over, built-in eye-level electric oven and hob with cooker hood over, integrated washing machine, space for a free-standing fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC part double glazed obscure glass external entrance door opening to the rear aspect.

#### **Bedroom 1**

9' 8" x 9' 5" ( 2.95m x 2.87m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

#### **En Suite Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower, radiator, fitted bathroom mirror, UPVC double glazed obscure glass window to the rear aspect.

#### **Bedroom 2**

9' 7" x 9' ( 2.92m x 2.74m )

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect.

#### **Bathroom**

Suite comprising low level w.c, hand wash basin, panelled bath with hand-held shower attachment, part tiled walls, fitted bathroom mirror and cabinet, extractor fan, UPVC double glazed obscure glass window to the side aspect.

#### **Outside**

This property benefits from gravelled off-road parking, a paved walkway leads to the front entrance door.

The delightful rear garden is mainly laid to lawn with a raised, decked, seating area allows the occupants to enjoy the far reaching field views to the rear, along with a further patio seating area. A useful metal storage shed complete the rear garden.

#### **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 £215.47 per calendar month. Further details of this can be obtained from William H Brown.

### **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

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

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.

offers in excess of

**£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



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Property Ref:  
SFM110589 - 0003

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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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