

# BUCKS

PROPERTY AGENTS



## 10 The Ranch Mobile Home Park, Hitcham, Ipswich, IP7 7LW

Offers Over £80,000

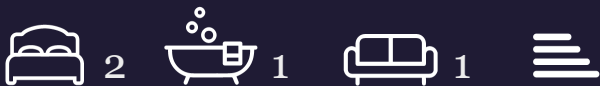
- Two Bedrooms
- Over 45`s
- French Doors in Master Bedroom
- Calor Gas Radiator Heating
- No Upward Chain
- Park Home Owned Since New
- Shower Room
- Sealed Unit Double Glazed
- Allocated Parking Space For One Vehicle
- Village Location



# 10 The Ranch Mobile Home Park, Ipswich IP7 7LW

Located within the tranquil setting of The Ranch Mobile Home Park in Hitcham, Ipswich, this charming two-bedroom park home offers a delightful blend of comfort and convenience for Over 45's. Built in 2016, the property boasts modern features and a welcoming atmosphere, making it an ideal choice for those seeking a peaceful retreat. Upon entering, you are greeted by a spacious reception room that provides a perfect space for relaxation and entertaining. The well-appointed kitchen is designed for practicality, ensuring that meal preparation is a pleasure. The two bedrooms are generously sized, with the master bedroom featuring elegant French doors that open directly into the low-maintenance rear garden, allowing for a seamless connection between indoor and outdoor living. The property includes a well-designed shower room, catering to all your daily needs. Outside, the garden is easy to care for, providing a lovely area to enjoy the fresh air without the burden of extensive upkeep. Additionally, off-road parking is available for one vehicle, ensuring convenience for residents and guests alike. This park home offers no upward chain, providing you with the flexibility to move in hassle free

This park home is not just a residence; it is a lifestyle choice, offering a serene environment while being within easy reach of local amenities. Located approximately 7 miles from the market town of Stowmarket that offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Whether you are looking to downsize or seeking a peaceful place to call home, this property is sure to impress. Don't miss the opportunity to make this delightful park home your own.



Council Tax Band:



### Entrance Hall

With door leading to outside and radiator.

### Sitting Room

With windows to front and side filling the room with natural light, TV point and radiator.

### Kitchen

With two windows to side, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob, electric oven, integrated fridge freezer, integrated dishwasher, built-in cupboard, cupboard housing boiler, vinyl floor and radiator.

### Bedroom One

With window to side and French doors leading to rear illuminating the room with natural light, fitted wardrobes to one wall and radiator.

### Bedroom Two

With window to side, built-in wardrobe and radiator.

### Shower Room

With window to side, corner shower cubicle, low level W/C, pedestal basin, vinyl floor and radiator.

### Outside

To the front of the property is a pathway leading to the front door with gravel area. To the rear of the property is a low maintenance garden comprising of paving stones, steps leading to master bedroom, gravel and for privacy and seclusion is fenced all around.



## Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn left Continue straight Destination will be on the right Arrive: The Ranch Caravan Site, Hitcham, Ipswich IP7 7LW, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	