



**The Arborteam, Haveringland Hall Park, Haveringland,
Norwich, NR10 4PN**

welcome to

The Arbordeum, Haveringland Hall Park, Haveringland, Norwich

DETACHED HOLIDAY HOME. This 3 Bedroom Park Home, enjoys an elevated corner position in a small turning. Being offered with the majority of contents and enjoying some nice features, including vaulted ceilings.

Call us now, to book your viewing!



Description

This holiday Park Home, offers 3 Bedrooms! It enjoys an elevated corner position, in a small turning, with fewer neighbours than some. Attractive vaulted ceilings to a roomy open plan Living space create a pleasing first impression. Haveringland Hall Country Park is set in the heart of Norfolk countryside, with long driveway approach from the highway between old gatehouses and passing through field and copse, on past on site fishing lakes before turning in to 'the arboretum' with expanse of central green.

Open Plan Kitchen/living Space

19' 3" x 18' 1" (5.87m x 5.51m)

Feature beamed & high vaulted ceiling. Enjoys triple aspect from 4 double glazed windows, double glazed entrance door & double glazed doors out to decking terrace, 2 radiators. Ornamental fireplace surround to electric powered "wood burner". Kitchenette to one corner offers a fitted range of wall & base units, work surface over with stainless steel sink and tiling surround. Electric oven, with gas hob and cooker hood above, plumbing for washing machine

Hallway

With access to remaining rooms, airing cupboard, boiler cupboard & radiator.

Bedroom One

10' 9" x 9' 6" (3.28m x 2.90m)

Built-in wardrobes to 2 sides, section of sloped ceiling, radiator & rear aspect double glazed window. Section of sloped ceiling.

Bedroom Two

10' 9" x 9' 6" (3.28m x 2.90m)

Built-in wardrobe & drawers, section of sloped ceiling, radiator & side aspect double glazed window. Section of sloped ceiling.

Bedroom Three

6' 6" min extending to 8' 6" max x 6' 8" (1.98m min extending to 2.59m max x 2.03m)

Built-in wardrobe & drawers, section of sloped ceiling, radiator & side aspect double glazed window. Section of sloped ceiling.

Bathroom

Suite comprises WC, wash basin & bath with shower over. Shaver point, extractor fan, radiator & double glazed window. Section of sloped ceiling.

Outside

Stepped access approach from parking, with pathway to property. Lawned garden surround (maintained), with circular patio & garden sheds.

Agent's Note

- 1) This property is designated for Holiday Use Only - you must be paying Council Tax on a main home
- 2) Site is open all year
- 3) Pets permitted
- 4) No Sub-letting
- 5) Held on Licence, with site fee for 2023 at £5,775 per annum



Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

The Arborium, Haveringland Hall Park, Haveringland, Norwich

- Detached Holiday Park Home
- Use Throughout the Year
- THREE Bedrooms
- Mainly Furnished & Equipped
- Rural Lakeside Park
- Historic market town of Reepham c.4 miles

Tenure: EPC Rating: Exempt

offers over

£70,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
RPM103245 - 0004

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 buyer's 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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