



**Lake View, Haveringland, Norwich NR10 4PN**



**welcome to**

**Lake View, Haveringland Norwich**

HOLIDAY HOME. Set in Countryside Site with Lakes! This well-presented Holiday Home offers a great retreat location, conveniently located with easy access to Norwich City, Countryside & Beaches.

Call us for your viewing!



## Description

Set on a countryside located Site, this immaculately presented Holiday Home is ideally located for a peaceful retreat. Two Bedroom accommodation with En-suite and Family Shower Room. Conveniently situated for Norwich City, Countryside and Beaches. Viewing is essential to fully appreciate the located of the site and the presentation.

## Open Plan Living Space

19' 4" x 11' 7" ( 5.89m x 3.53m )

Vaulted ceilings & triple aspect light from double glazed windows, double glazed entrance door & double-glazed door to decking at the front - with views to the nearby lakes. Electric fireplace with mantel piece & 2 radiators. Incorporates:

## Kitchenette

2 sides of fitted units with work surface over & stainless-steel sink and tiling surround to one wall. Gas cooker with stainless steel & glass cooker hood over, dishwasher & fridge/freezer, microwave and fitted wall unit. Table & chairs. Door to Hallway.

## Hallway

Wood grain pattern door opens to hallway with access to Bedrooms & Shower Room.

## Double Bedroom

9' 6" x 9' 10" max ( 2.90m x 3.00m max )

Fitted wardrobe & dressing table, vaulted ceiling, radiator & 2 tall double glazed window units to one side. En-Suite occupies one corner.

## En-Suite

Suite comprising of WC, wash basin & bath. Sloped ceiling, extractor fan, tubular towel radiator & double-glazed window.

## Twin Bedroom

8' 2" x 5' 5" ( 2.49m x 1.65m )

Fitted wardrobe, sloped ceiling, radiator & side aspect double glazed window.

## Shower Room

Suite comprising of WC, wash basin & shower cubicle. Fitted shelving & cupboards, with boiler being housed in one, sloped ceiling, extractor fan, tubular towel radiator & double-glazed window.

## Outside

Communal lawned area to the side with this home, which has a decking terrace to 2 sides with space to sit & dine. Brick paved parking, paved approach path & patio. Gas bottles to rear.

## 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 £3,753.75 per annum - this covers water, drainage & maintenance.



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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## **Lake View, Haveringland Norwich**

- Holiday Home on Countryside Located Site
- Immaculately Presented Accommodation
- Conveniently Located to Enjoy all that Norfolk has to offer
- Two Bedrooms
- Lake Views from Decking

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 over

**£55,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103289 - 0014

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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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