



**Haverlingland Hall Park The Arboretum, Haverlingland  
NORWICH NR10 4PN**

**welcome to**

**Haveringland Hall Park The Arboretum, Haveringland NORWICH**

A two-bedroom detached holiday park home in lawned and partly wooded, lakeside development in the heart of Norfolk. Now a due refurbishment throughout.



### Agents Note

This property is exclusively for personal holiday use. It is not for use as a main residence and cannot be rented out.

1. Held on a licence and responsible for site charges, which include water and drainage. Please inquire in branch for site fees.
2. Residential use only.
3. Age limit 45+
4. Pets are permitted

### Entrance Hall

With double-glazed entrance door, white panel doors opening off including boiler cupboard (with LPG boiler)

### Open Plan Living Room

17' x 12' 3" ( 5.18m x 3.73m )

With vaulted ceilings and open outlook over green space to the front. Four tall, double-glazed window panels and double-glazed double doors opening out to front decking. Ornamental fireplace surround, radiator and to one corner fitted range of kitchen units with work surfaces incorporating stainless steel sink, oven/hob and hood, integral fridge/freezer and space for dishwasher.

### Bedroom 1

12' 4" x 7' 3" ( 3.76m x 2.21m )

With double-glazed window, radiator, wardrobe, cupboards

### Bedroom 2

9' 2" x 5' 2" ( 2.79m x 1.57m )

With double-glazed window, radiator, corner wardrobe, cupboard

### Shower Room

With double-glazed window, radiator, tiled floor, extractor fan, W.C, wash basin with unit below, shower cubicle

### Outside

There is a stepped approach to a decking terrace running two sides of the property and giving access to the entrance door. To the rear the property has a timber-built garden shed and tool store.



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](http://www.focalagent.com)



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## Haveringland Hall Park The Arboretum, Haveringland NORWICH

- Detached two-bedroom holiday park home
- Price reflects the need for refurbishment throughout
- Partly wooded and lawned, lakeside development
- Decking terrace to two sides with access from living room
- LPG gas radiator heating

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 in excess of

**£30,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RPM103343 - 0002

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