



The Arboretum, Haveringland, Norwich, NR10 4PN

welcome to

The Arboretum, Haveringland, Norwich

Much improved detached HOLIDAY HOME offering well-presented 3 bedroom accommodation. elevated corner position in a small turning off a large green. beam & vaulted ceiling, lakeside & woodland walks



Description

Much improved in the last couple of years, and somewhat reluctantly offered for sale in a head-over-heart decision. This property can be used all year round but is exclusively for holiday use. It enjoys an elevated corner position in a small turning off an extensive green space. The park is in a rural setting with large fishing lakes and woodland walks. Your first impression as you step inside might be 'wow' as you are met with a large open plan living space with high beamed vaulted ceilings. The market town of Reepham, with its picture postcard market square and range of amenities lies only approximately 4.2 miles away, but there is a food-serving pub within a mile of the property in the neighbouring parish. the coast is about a 31min drive (source AA)

Open Plan Living Space

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

With impressive beamed and high vaulted ceiling spanning the room. It enjoys a triple aspect outlook from four double glazed windows, a double glazed entrance door and double glazed doors opening out to your decking terrace. There is an ornamental fireplace surround feature to an electric 'wood burner' heater. The sizeable kitchenette to one corner offers plenty of space to work and congregate with a range of wall and base units. Work surfaces have a stainless steel sink and tiling surround. Electric oven with gas hob which has a cooker hood above, plumbing for washing machine. door opens to:

Hallway

With access to remaining rooms. Airing cupboard and boiler cupboard.

Bedroom One

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

Offers built in wardrobes to two sides, section of sloped ceiling and rear aspect double glazed window.

Bedroom Two

10' 9" Max narrowing to 8' 8" Min x 9' 6" (3.28m Max narrowing to 2.64m Min x 2.90m)

Has a built in wardrobe, section of sloped ceiling and double glazed side window.

Bedroom Three/Study

8' 7" max narrowing to 6' 6" min x 6' 8" (2.62m max narrowing to 1.98m min x 2.03m)

With built in wardrobe, drawers, section of sloped ceiling, double glazed side window.

Bathroom

With double glazed window, section of sloped ceiling, suite comprising WC, wash basin and a bath with shower over. Electric shaver point, extractor fan.

Outside

A raised decking terrace adjoins the property, with lawned space around, feature period arch design garden wall as a backdrop, tucked away space to rear, circular patio and garden sheds.

General Information

The site is well maintained, with a surfaced driveway leading from the highway through areas of woodland and meadow (often with horses) and view across to the village church. Each address within the site has a sign indicating where to turn for it. There are pleasant woodland walks and large fishing lake, also a site office.

limited to holiday use- you need to be paying council tax elsewhere

responsible for a site fee, this includes supply of water from borehole and drainage to the site's private system. £6303.61 for 2025



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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welcome to

The Arboretum, Haveringland, Norwich

- well-presented HOLIDAY park home
- 3 bedrooms, gas (LPG) heating
- spacious open plan living
- beamed and vaulted ceiling
- elevated corner spot, decking terrace
- fishing lakes and woodland walks
- food pub within a mile

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

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.

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103879 - 0002

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