



Woodlands Park, Haverlingland, Norwich, NR10 4PN

welcome to

Woodlands Park, Haveringland, Norwich

Stylish detached Residential Park Home situated in a small development, on this rural lakeside park. Excellent accommodation and features set this property apart. it offers 2 Bedrooms, (main ensuite) plus Shower Room, study, spacious living room & kitchen diner, Gardens with woodland back drop.



Description

Stylish presentation throughout. This detached modern (2018) residential Park Home is set in a small development of just 10 homes, within a rural park setting which has lakes & woodland. Definitely worth viewing, if you are looking for a quality home at a sensible price.

Impressive rooms include 18'11" Living Room with vaulted ceiling and an 18'11" Kitchen/Diner, Walk-through Dressing Room and En-suite to Main Bedroom. A further double Bedroom, Shower Room and Study.

Outside the property enjoys an enclosed rear garden which backs on to established woodland and to the front an imposing raised patio approach with steps approach from driveway parking and front garden. Haveringland Hall Park is approximately 12.2 miles from Norwich and only a 10-minute drive from the historic market town of Reepham, which offers a range of amenities including shops, pubs & Post Office and 'The Ratcatchers' is a pub serving food within a mile.

Kitchen / Diner

18' 11" x 12' 7" max narrowing to 10' 3" min (5.77m x 3.84m max narrowing to 3.12m min)

Fitted Kitchen with a range of wall & base units, work surface over with butler style sink, range style cooker with hood over, integrated dishwasher and space for American style fridge/freezer with unit surround. 2 roof light windows overhead and 2 rear aspect double glazed windows

Bay style double glazed front window & double-glazed front entrance door. Vaulted ceiling with recessed lighting, double door coats & domestic cupboard and access off to Utility Room, Living Room and Hallway.

Utility Room

9' 5" x 5' max (2.87m x 1.52m max)

Fitted with a range of wall & base units, work surface over with stainless steel sink, integrated washer/dryer, built-in microwave, LPG boiler & double-glazed door to rear garden.

Living Room

18' 11" x 10' 10" (5.77m x 3.30m)

Vaulted ceiling, double glazed double doors open to patio at front, 2 bow-style windows to side aspect. Illuminated display niche features and flame effect electric fire.

Hallway

High sloped ceiling, access from Kitchen/Diner to remaining rooms.

Study

5' 10" x 4' 10" (1.78m x 1.47m)

Fitted desktop workstation and wall units, BT full Fibre Internet Hub, Tall double-glazed window.

Shower Room

Suite comprising WC, wash basin atop a base unit and large shower cubicle. Extractor fan, integrated shelving unit, tall double-glazed window and tall wall radiator.

Bedroom One

10' x 9' 2" min (3.05m x 2.79m min)

High sloping ceiling rear aspect double glazed bay window. Walk-through dressing room area (with fitted clothing storage), recessed lighting, radiator, roof light window, opens to En-Suite.

En-Suite

Suite comprising WC, wash basin atop base unit & large walk-in shower. Tiling to walls & floor, recessed lighting, roof light window & double-glazed window.

Bedroom Two

10' 8" x 9' (3.25m x 2.74m)

High sloping ceiling, front aspect double glazed bay window.

Outside

Attractive approach to the front of the property & with a woodland backdrop. The property enjoys driveway parking for 2 cars and side gate access to the rear garden. An attractive wide stepped & paved patio terrace approach to the front entrance doors, partly glass screened.

The front garden is laid to lawn with a number of established trees & shrubs.

The rear and side gardens are fenced and back pleasingly onto established woodland (managed by the site). They offer paved patios, lawns and gravel areas linked by pathways. Workshop and tool store with light and power, The illuminated circular metal pergola, with integrated seating.

Agent's Note

1. Held on a licence and responsible for site charge (£3,289.20 per annum for 2025), which includes water and drainage
2. Residential use
3. Age limit 45+
4. Pets are permitted



view this property online williamhbrown.co.uk/Property/RPM103880



welcome to

Woodlands Park, Haveringland, Norwich

- Modern Residential Park Home
- Stylish & spacious Accommodation
- En-suite & Dressing Room to Main Bedroom
- Second bedroom and a study
- Living Room & Kitchen/Diner - each measuring 18'11"
- Wooded back drop
- Rural Lakeside Development
- LPG gas heating and double glazing

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£270,000



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.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103880



Property Ref:
RPM103880 - 0005

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 buyers 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.

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.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk