



## “Two Jays” 30 Plumtree Park, MARHAM.

PE33 9JH.

SWAFFHAM 9 MILES.  
DOWNHAM MARKET 9 MILES.  
KINGS LYNN 12½ MILES.

**£100,000**  
Leasehold.

Beautifully equipped, modern, detached Park Home with deceptively spacious, **partly furnished**, gas centrally heated and double glazed accommodation.

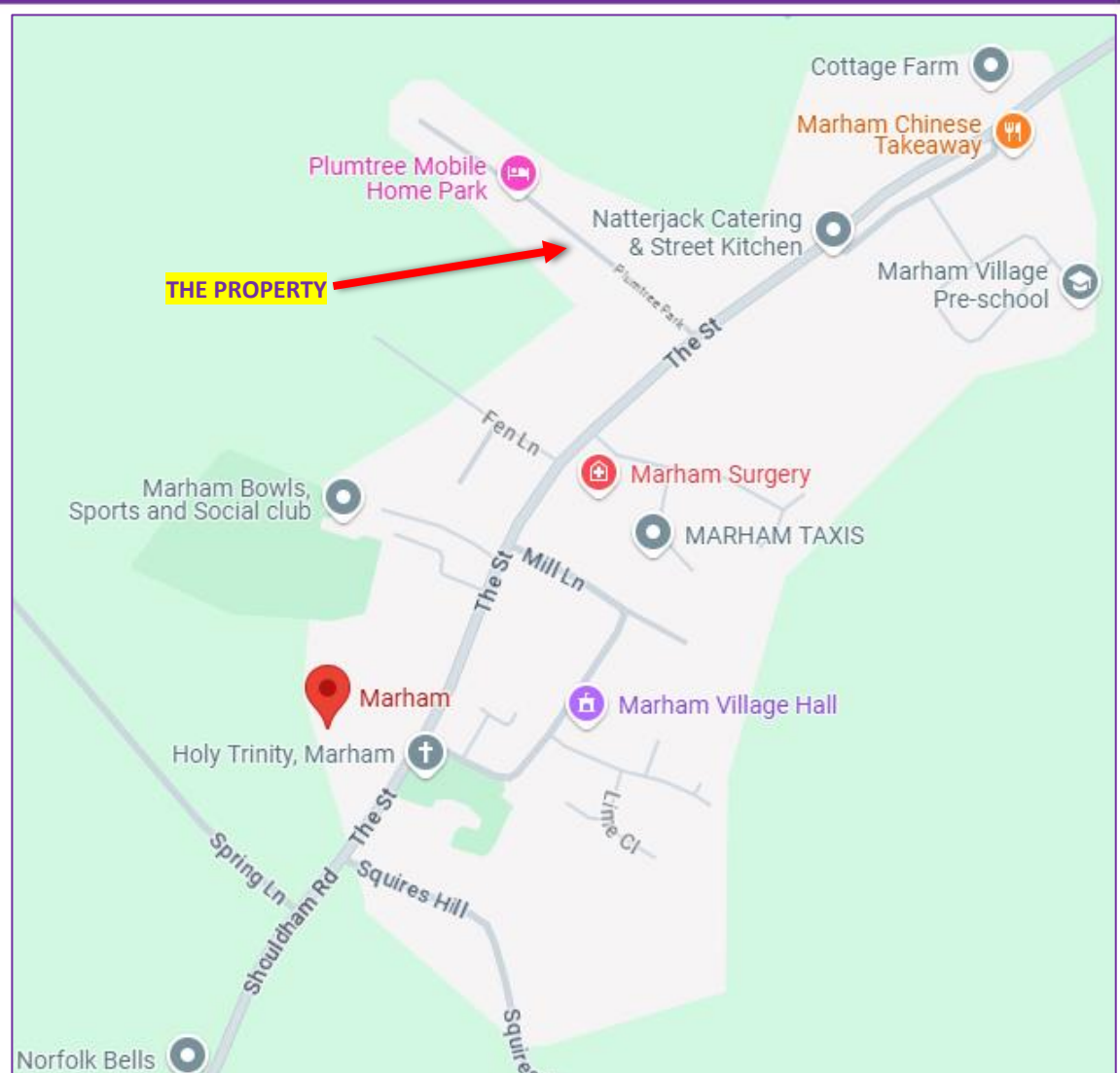
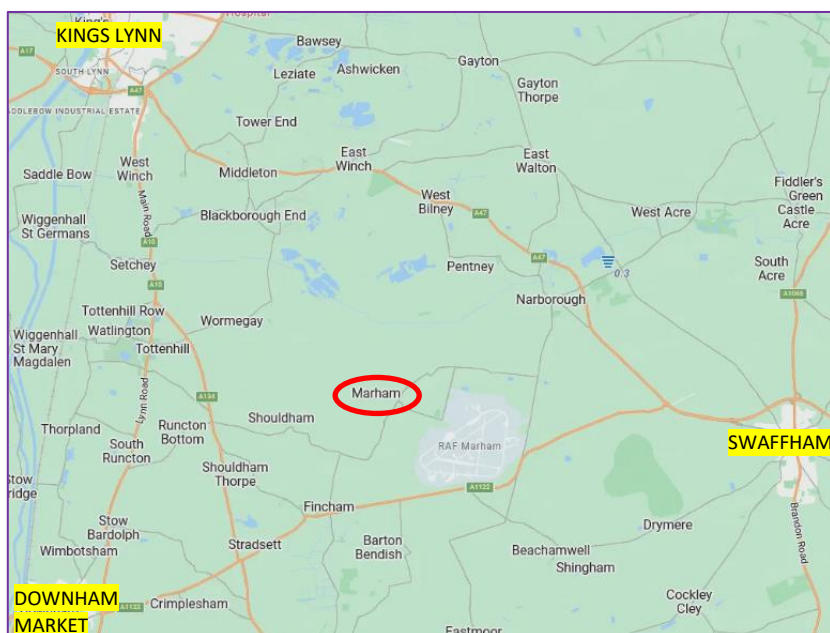
The property benefits from a spacious “L” shaped Sitting/dining room, Fully Fitted Kitchen and 2 Double Bedrooms both with En-Suite Shower rooms. There is car parking space and a well enclosed garden.

The property is located on a cul-de-sac estate of similar properties within easy walking distance of open farmland and all village amenities.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**Location:** Marham is a small community situated approximately halfway between King’s Lynn and Swaffham, found just off the A47. Situated close to the River Nar, the area surrounding the village is rural and gently undulating. The village is well served by a variety of amenities, including a Primary School, Pre School, Doctors' Surgery, Social Club and food outlets. Further shopping, educational, sporting and leisure facilities are available in Swaffham, Downham Market and Kings Lynn – the latter two also offering a direct rail link to London (Liverpool Street).

**Directions:** From Swaffham, take the A47 towards King’s Lynn. At the roundabout take the first left onto the A.1122 as signposted Downham Market. Turn right at 2½ miles onto Chalk Lane, as signposted RAF Marham, and turn left at a further 1½ miles onto Maham Road. Follow the road into the centre of the village, and turn right, (just after the turnings to the Primary School), onto Plumtree Park. The property is on the left.



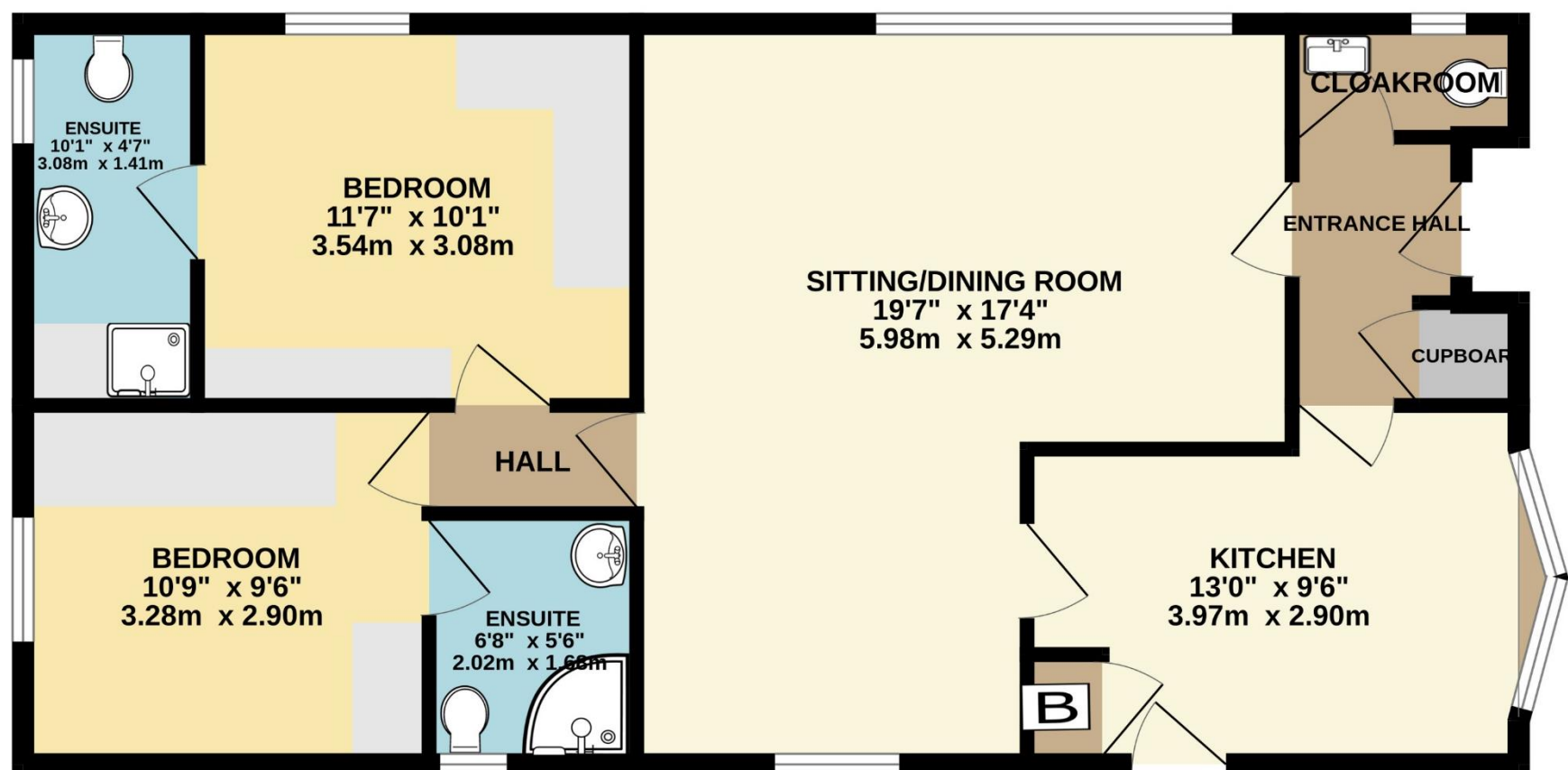
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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EPC: Exempt.



**Entrance Hall:** Part double glazed front door. Built-in shelved cupboard.

**Cloakroom:** Hand basin with tiled splashback, and cupboard under. Low level WC. Extractor fan. Fitted Venetian blind.

**Sitting room:** 19'7" x 17'4", (6.0m x 5.3m) max. A double aspect room with vertical blinds. Some furniture is available. Door to

**Fitted Kitchen:** 13'0" x 9'6", (4.0m x 2.9m). 1½ bowl sink unit with mixer tap, set in fitted work top with drawers, cupboards, appliance space and plumbing for washing machine under. 4 ring gas hob unit with cooker hood over. Built-in double oven with cupboard over and under. Fitted breakfast bar with tiled splashback, and cupboards over. Built-in cupboard housing "Worcester" gas fired central heating boiler. Ceiling recessed spotlights. Vertical blinds. Half double glazed door to outside. Some white goods are available.

**Inner Hall:**

**Bedroom 1:** 11'7" x 10'1", (3.5m x 3.1m). Built-in range of wardrobe cupboards, matching units, and headboard with bedside cupboards and high level cupboards. Vertical blinds. Double bed (mattress not included).

**En-Suite Shower room:** Shower cubicle with glass screen door. Hand basin with cupboards under. Low level WC. Heated towel rail. Built-in cupboard. Extractor fan. Venetian blind.

**Bedroom 2:** 10'9" x 9'6", (3.3m x 2.9m). Range of fitted wardrobe cupboards. Matching cupboard with drawers under, and drawer unit to side. Vertical blinds. Extending double bed – mattress not included.

**En-Suite Shower room:** Tiled shower cubicle with sliding glass screen door. Low level WC. Hand basin with cupboard under. Extractor fan. Roller blind.

**Outside:** To the front of the property is a paved and broken slate patio area. A gravelled drive with space for 2 cars lies to the side, and beyond is an enclosed, paved patio area with aluminium **Shed, 12'0" X 10'0", (3.7m x 3.0m).**

To the rear is an easily maintained, well fenced garden with decked area surrounded by paving.

**Services:** Mains water, electricity and an Estate drainage system are connected to the property. A metered Estate gas supply is also connected.

**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Tax Band:** "A".

**Note:** The Vendors of this property have a licence Agreement with the site owners. A monthly **Ground Rent** of £215.01 is payable. (This figure includes water rates).

**It should be noted that this property is for permanent use only, and for the over 55's.**

**Further details regarding The Mobile Homes Act,** may be found here:

<http://www.legislation.gov.uk/ukpga/2013/14/contents/enacted>

