





Welcome to The Firs, a private over-50s site on the outskirts of the historic town of Bury St Edmunds, where luxury meets peacefulness in this stunning 2-bed Prestige-brand Park home. Well maintained and impeccably presented, this residence offers a perfect blend of modern comfort and classic elegance. As you step inside, you'll be greeted by the vaulted ceilings that enhance the sense of space and airiness throughout the home. The triple aspect open plan living room/dining room boasts a large space for entertaining and relaxing, with a hardwood floor in the dining area. The master bedroom, with its dual aspect windows and built in wardrobes, features a private en suite. The second bedroom is equally charming with its own range of built in furniture and is served by the main bathroom. The heart of this home is its well-appointed kitchen, equipped with integrated appliances and designed for both functionality and style. Adjacent is a convenient utility room, offering ample storage space. To the outside of the property is a large driveway with plenty of parking and a garage. Located in a quiet spot on the edge of a popular town, this park home doesn't disappoint. Book your viewing today!

Hallway

15' 7" x 2' 11" (4.75m x 0.89m) Reducing To 10' 7" x 5' 2" (3.22m x 1.57m)

Inviting hallway with cupboards for storage, radiator.

Living/Dining Room

21' 2" x 12' 2" (6.45m x 3.71m) Reducing To 20' 5" x 10' 8" (6.22m x 3.25m)

A large, bright and inviting triple aspect room with electric coal effect fireplace, marble effect hearth and mantel, chandeliers, air con unit, two radiators and hardwood floor in dining area.

Kitchen

10' 1" x 7' 11" (3.07m x 2.41m)

A bright galley style kitchen with a good range of wall and base, cupboard and drawer units, stainless steel sink and half sink with drainer and mixer tap, 4 ring gas hob, extractor fan, integrated dishwasher and upright fridge freezer, eye level double oven, partly tiled walls, recessed ceiling lighting, bow window to side.

Utility

8' 4" x 5' 6" (2.54m x 1.68m)

A good range of wall & base units and cupboards, space and plumbing for washing machine and tumble dryer, door to side, radiator, open to kitchen.

Office

10' 0" x 5' 0" (3.05m x 1.52m)

A range of shelving, drawers and cupboards, desk and window to side. Radiator.

Bedroom 1

12' 9" x 10' 0" (3.88m x 3.05m)

A large double room with in built wardrobes, two radiators, two windows to side.

En Suite

10' 0" x 4' 5" (3.05m x 1.35m)

Shower with rainfall shower head, WC and pedestal wash basin, towel rail, partly tiled walls, mirror cabinet and cupboard, window to side.

Bedroom 2

12' 3" x 10' 1" (3.73m x 3.07m)

Large double with in built wardrobes and chest of drawers, window to side, radiator.

Bathroom

7' 4" x 7' 2" (2.23m x 2.18m)

A well designed room with large shower cubicle, rainfall shower head, WC and pedestal wash basin, partly tiled walls and mirror cabinet. Window to side.

Garage

19' 10" x 9' 9" (6.04m x 2.97m)

Up and over door, power and lighting.

Rear

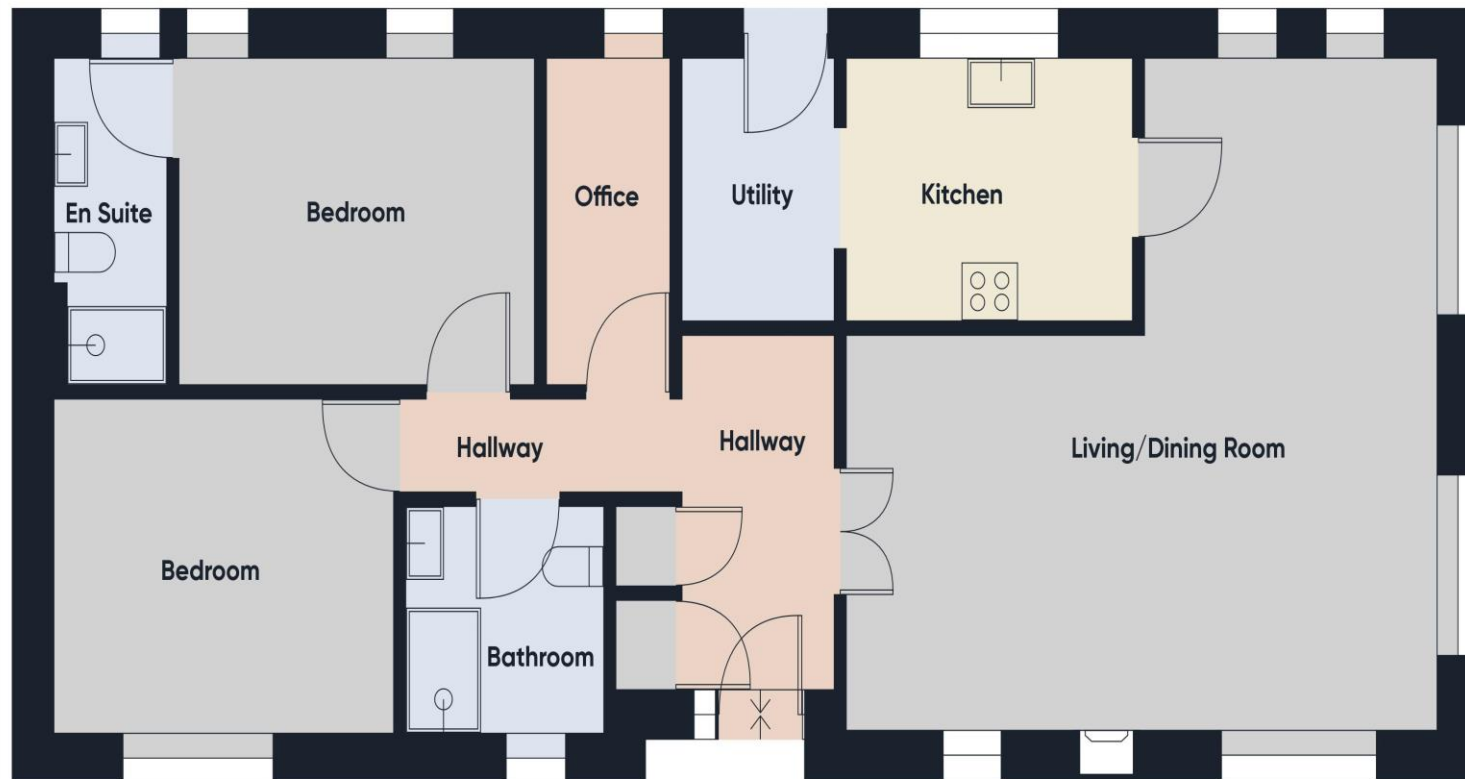
Low maintenance paved area to the rear of the property.

Front

Shingled border to the property, ample parking in front of garage.

Agent's Note

The monthly pitch fee is £270 per month, not including water. Pitch fees are reviewed annually. This is a 2013 Prestige Renaissance and the size of this park home is 51 x 21. This particular make of park home has been recognised for its excellence and has won 'Home of the Year' awards. This is a residential site for the over 50s.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.