





Welcome to your perfect retreat in the heart of nature! This charming 2-bedroom park home offers a blend of comfort and convenience, ideal for those seeking tranquility in their golden years. Nestled within a popular woodland park for the over 50's, this property boasts a spacious en-suite bathroom, a well-equipped utility room, and a lovely garden that's perfect for relaxing or entertaining. With the added benefits of a private garage and off-road parking, this home ensures both practicality and peace of mind. Experience the serenity of retirement living in this idyllic woodland community!

Entrance Hall

10' 0" x 3' 11" (3.05m x 1.19m)

Kitchen

10' 6" x 8' 1" (3.20m x 2.46m)

Fully fitted kitchen with a range of wall, base and drawer units with work tops over. Electric oven and gas hob with extractor fan. Opening into utility. Radiator.

Utility Room

8' 2" x 4' 11" (2.49m x 1.50m)

Wall units with worktop. Space for washing machine, dishwasher, tumble dryer and tall fridge freezer. Door to side.

Dining Room

10' 3" x 9' 8" (3.12m x 2.94m)

Fitted Air Conditioner. Window to front. Radiator. Opening into the sitting room.

Sitting Room

19' 8" x 11' 11" (5.99m x 3.63m)

Bright and inviting, this sitting room benefits from dual aspect windows to front and side of the park home, opening into the dining room. Radiator.

Inner Hall

11' 3" (max) x 5' 8" (max) (3.43m x 1.73m)

Airing cupboard and additional storage cupboard.

Bedroom 1

11' 9" x 9' 6" (3.58m x 2.89m)

Double bedroom with fitted wardrobes, drawers and vanity unit. Window to side and radiator.

En-suite

6' 8" x 5' 6" (2.03m x 1.68m)

Window to side. Shower, pedestal sink and WC. Radiator.

Bedroom 2

10' 2" x 9' 6" (3.10m x 2.89m)

Double bedroom with fitted wardrobes, drawers and vanity unit. Window to side and radiator.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Suite comprising bath with shower over, pedestal sink and WC. Window to the side. Radiator.

Outside

Garden

This south east facing garden is mainly laid to lawn, with mature shrub borders and trees. There is gated access to the front of the property and garage.

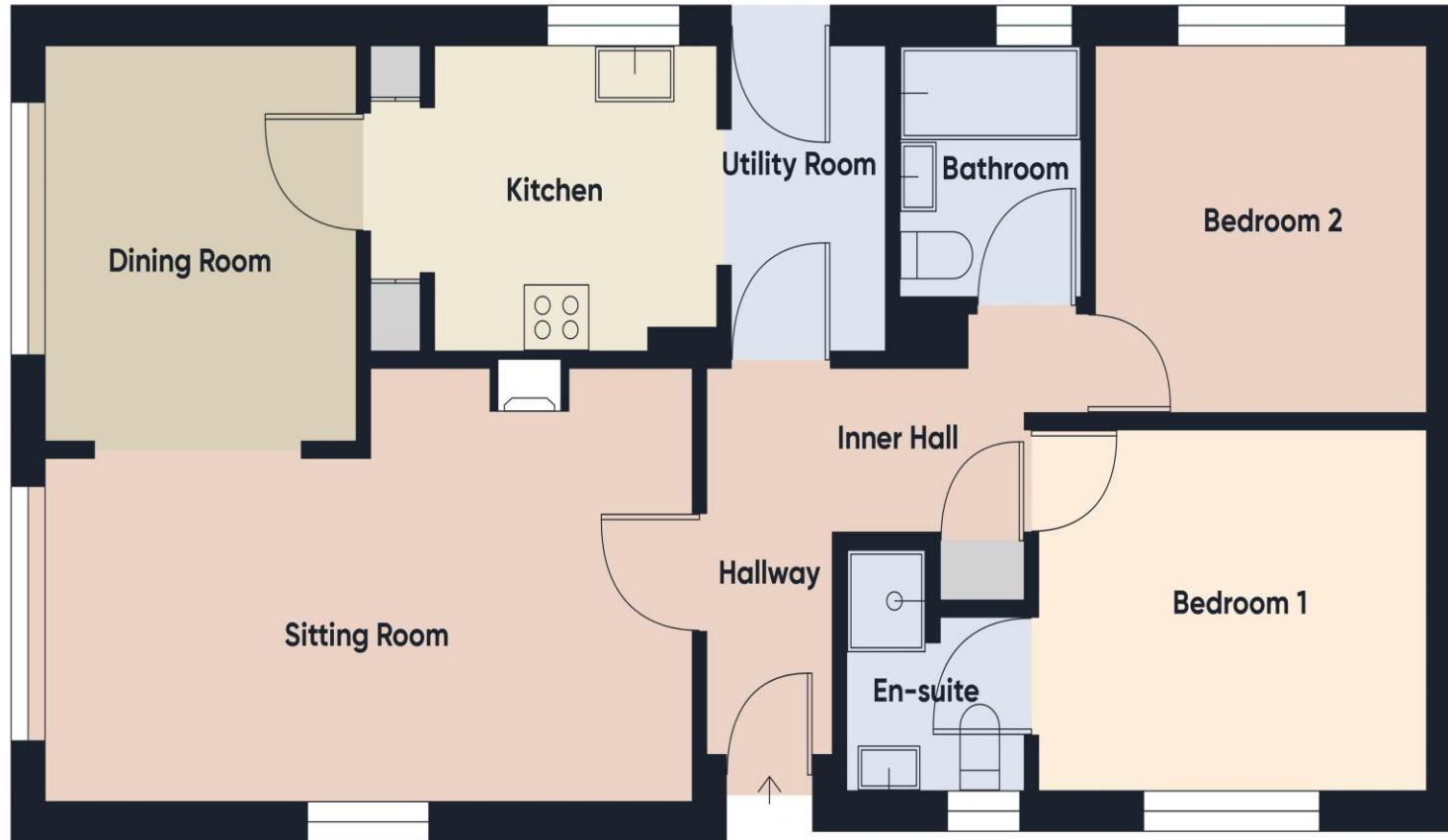
Garage

20' 2" x 8' 2" (6.14m x 2.49m)

Up and over door with power and light.

Agents Note

The current pitch fee for this park home is £176.02 per month plus £8.30 for water. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually. This is a Country Homes Glastenbury 1996 the size of this park home is 42 x 20 Ft and has the external insulation added. This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site. - new boiler installed 30-12-22 - water softener (under sink) - double glazing installed in 2018



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.