





This brand new park home is perfectly located in a highly desirable community for those over 50. For sale fully furnished with elegant and modern décor, the home features an inviting L-shaped living and dining room with French doors that open to a beautifully landscaped garden, ideal for outdoor relaxation and entertaining. The fully equipped kitchen boasts high-quality appliances and ample storage space, perfect for culinary enthusiasts. There are two spacious double bedrooms, including a luxurious master suite with an en-suite bathroom for added privacy and comfort, as well as a separate, stylishly appointed bathroom for guests. The property also includes a wrap-around garden, providing multiple outdoor areas to enjoy. Additionally, a garage and ample parking spaces ensure convenience and security for residents and their guests.

Entrance Hall

With main front entrance door, built in storage cupboard, radiator

Inner Hallway

Living Room/Dining Room

18' 4" max 10' min x 14' 10" max 8'8" min (5.58m x 4.52m)

Two bay windows to front, French doors to rear, two bay windows to rear, electric fire.

Kitchen

9' 0" x 8' 8" (2.74m x 2.64m)

Modern kitchen fitted with a range of high gloss matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, integral oven and gas hob with extractor over, integral fridge/freezer, washing machine, slimline dishwasher, under cupboard lights

Bedroom 1

13' 0" x 8' 8" (3.96m x 2.64m)

Windows to front and side, two built in wardrobes, radiator

En-Suite

6' 10" x 4' 3" (2.08m x 1.29m)

Fitted suite comprising shower cubicle, W.C, vanity wash hand basin, heated towel rail

Bedroom 2

8' 11" max x 8' 7" (2.72m x 2.61m)

Window to rear, built in cupboard, radiator

Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

Window to front, fitted suite comprising bath with shower over, W.C, vanity wash hand basin, heated towel rail

Outside

To the front of the property there is a driveway providing off road parking which leads to the garage. The garden wraps around the property, it is south east facing, laid to lawn with patio area

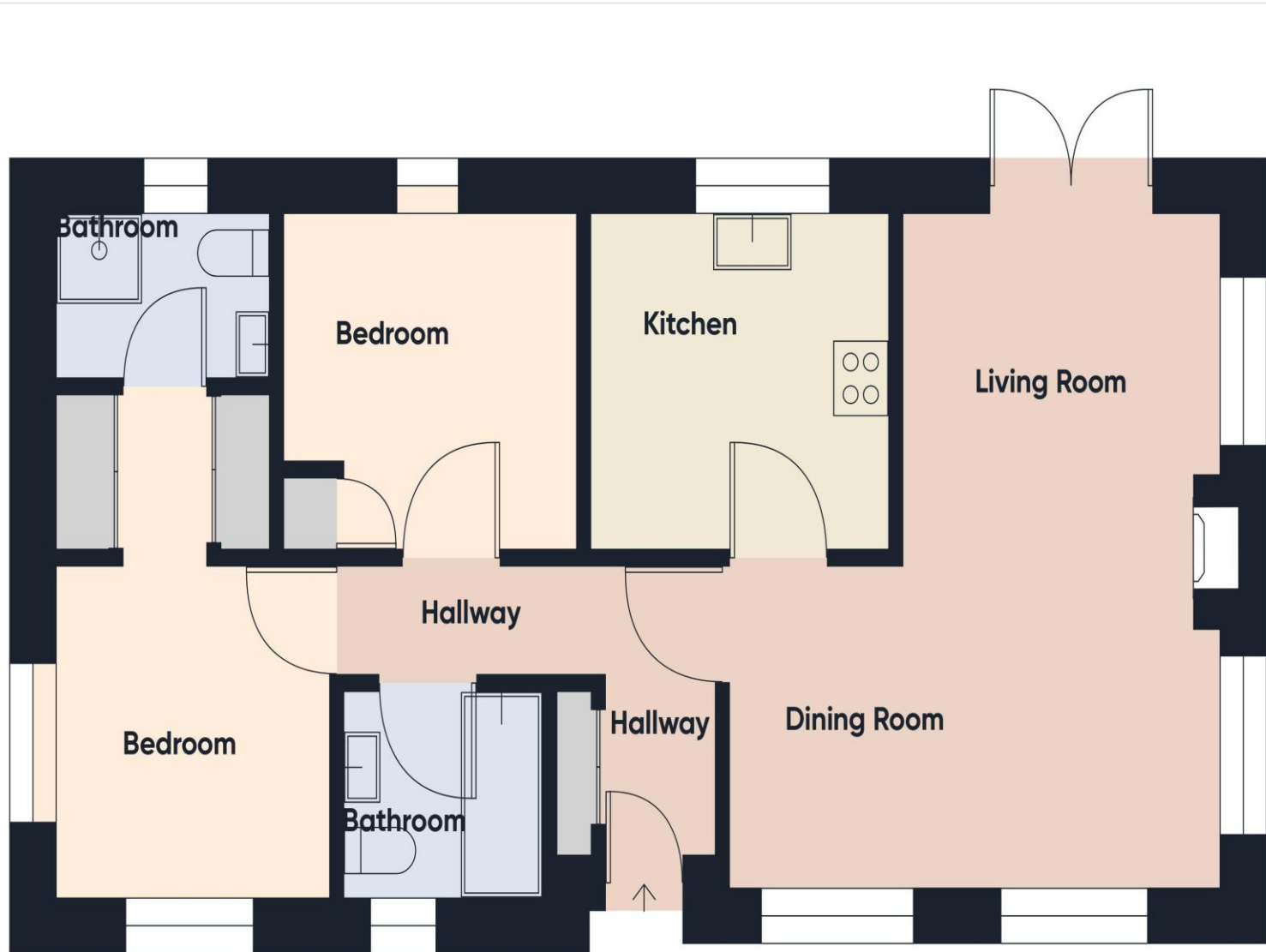
Garage

19' 10" x 9' 2" (6.04m x 2.79m)

With up and over door, courtesy door to garden

Agent's Note

The current pitch fee for this park home is £230 per month, the water is £8.30 a month. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually. This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



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.