





This beautifully refurbished 2-bedroom park home is situated in a highly sought-after Woodland Park, exclusively for the over 55's. The property boasts a modern, fully equipped kitchen, a spacious open-plan sitting room and dining area, two comfortable bedrooms, and a well-appointed bathroom. Additionally, there is a convenient separate WC for added privacy. Outside, the home benefits from a generously sized garden, perfect for relaxation or entertaining, as well as a garage for secure parking or storage. This delightful park home offers tranquil living in a peaceful woodland setting.

Entrance Hall

11' 11" x 3' 1" (3.63m x 0.93m)

Entrance hall leading to sitting room with two good sized storage cupboards.

Kitchen

13' 10" x 8' 2" (4.21m x 2.5m)

Modern shaker style kitchen with ample wall, base and drawer units. Ceramic sink and drainer, eye level oven and electric hob. Integrated slimline dishwasher and space for both a fridge freezer and washing machine. Window and door to side.

Dining Area

19' 0"max x 6' 11" (5.79m x 2.1m)

Window to front and radiator.

Sitting Room

20' 10" x 10' 9" (6.34m x 3.28m)

Dual aspect windows to front and side. Radiator.

Cloakroom

2' 11" x 5' 7" (0.89m x 1.69m)

WC and sink. Window to rear and radiator.

Inner hall

8' 8" x 4' 0" (2.64m x 1.23m)

Radiator.

Bedroom 1

12' 5" x 9' 7" (3.79m x 2.91m)

Good sized room with window to rear and radiator.

Bedroom 2

9' 4" x 6' 11" (2.85m x 2.11m)

Double room with window to rear and radiator.

Bathroom

5' 6" x 5' 6" (1.679m x 1.673m)

Bath with shower over, vanity sink and WC. Window to side and radiator.

Outside

Garden

Good sized garden with flower and shrub borders. Two patio seating areas make this a perfect space for outdoor entertaining or relaxing. The garden wraps around to the side of the property with a low maintenance shingle bed. Gated access to the front of the park home.

Garage

14' 9" x 8' 0" (4.49m x 2.44m)

Up and over door. Power and light.

Agents Note

The park home was built in 1983 and is 37ft' x 20ft' and is an Omar Ashdale. The current pitch fee is £173.00 including water, sewerage is a separate payment to Anglian Water. The fee is 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.



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