





Are you looking for a relaxing and quiet retirement home? This very modern and well designed park home is in a woodland setting yet close to amenities in the well served village of Stanton. Offering 2 good size bedrooms along with a stylish bathroom and useful cloakroom. You will be impressed with the garden size and the property has a garage and parking space. This is a popular park for those over 50 years of age where you can have the company of a dog or a cat. Call our friendly team to find out more.

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.

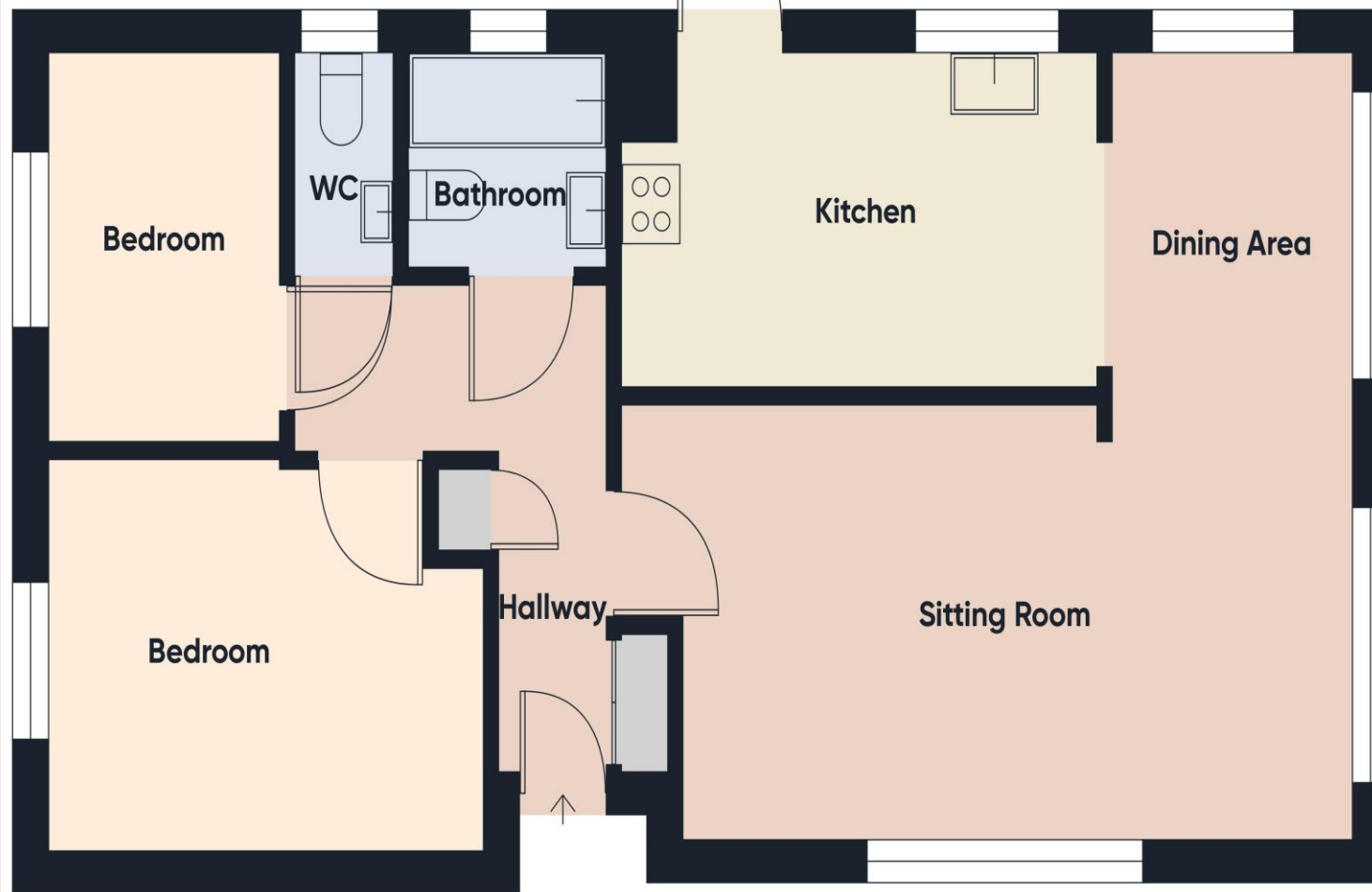
Garage

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

Up and over door. Power and light.

Agent's 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.



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.