





Enjoy this charming two-bedroom detached park home on a popular residential park for the over 50's. The property has spacious accommodation throughout. A welcoming sitting room with bay window, stylish well designed kitchen and dining area. Two double bedrooms with fitted wardrobes. Main bedroom having an ensuite and an additional wet room. Being one of the larger homes on the site there is plenty on offer and located towards the front of the park on a large plot which backs on to an open green. Delightful garden with shed and off-street parking. This is a lovely home and must be seen!

Entrance Hall

11' 7" x 10' 11" (3.53m x 3.34m)

Welcoming entrance with door to side.
Storage cupboard and loft access.

Sitting Room

16' 3" x 9' 9" (4.96m x 2.96m)

Generous size room with bay window to front and side enjoying plenty of natural light.
Electric fireplace with surround. Two radiators.

Kitchen/Dining Room

16' 3" x 9' 6" (4.96m x 2.89m)

Stylish well designed kitchen with wall and base cupboard and drawer units and ample worktop over. Inset sink and drainer. Integrated appliances including washing machine, dishwasher and full fridge freezer. Built in double oven and a gas hob with extractor fan over. Bay window to front, window to side and door to front. Dining area and radiator.

Bedroom 1

10' 4" x 9' 7" (3.16m x 2.92m)

Well-proportioned double room with fitted wardrobes. Window to side and radiator.

En-Suite

6' 6" x 4' 5" (1.97m x 1.34m)

Stylish suite with WC and vanity wash basin.
Corner shower cubicle with shower head over and feature tiles surround. Radiator.

Bedroom 2

9' 6" x 9' 4" (2.89m x 2.84m)

Double room with fitted wardrobes. Window to side. Radiator

Wet Room

6' 5" x 5' 6" (1.96m x 1.68m)

Modern suite, WC and vanity wash basin.
Shower head with feature tiled wall surround.
Window to side and heated towel rail.

Outside

Front Garden

Pathway leading to the front with a lawned area and patio seating area with view over green space. Bordered by an established hedge.

Rear Garden

Mainly laid to lawn and bordered by mature shrubs. Shed for storage

Agent's note

The current pitch fee for this park home is £ per this includes the water charge. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually. This is a 2016 Statel Berkeley Tredegar Special Cutaway and the size of this park home is 40 x 20 Ft. This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



Approximate total area⁽¹⁾
647.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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