





This beautifully presented detached home is ideally situated within this retirement park, offering picturesque views of open green space. Featuring two bedrooms, including one with an en-suite, and a separate bathroom, the home boasts a stylish, modern kitchen that seamlessly connects to a dining area and a spacious sitting room. Abundant natural light fills the interior, while well-maintained gardens surround the property. A garage to the side provides additional convenience. Viewing is highly recommended to fully appreciate all that this home has to offer.

Entrance Hall

12' 4" x 11' 3" (3.75m x 3.43m)
Storage cupboards and radiator

Sitting/Dining Room

19' 9" x 17' 2" (6.03m x 5.22m)
Spacious well proportioned room with bay windows to front and window to side. Wall mounted electric fire. Radiator

Kitchen

11' 6" x 8' 10" (3.50m x 2.69m)
Modern kitchen with wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in oven and microwave oven, electric hob with extractor hood over. Space for slimline dishwasher. Opening to the dining area offering open plan entertaining. Window and door to side

Utility Room

4' 5" x 4' 5" (1.35m x 1.34m)
Matching wall and base cupboards with small work top over. Integrated fridge freezer and space for washing machine. Cupboard with gas boiler.

Bedroom 1

11' 5" x 10' 0" (3.47m x 3.05m)
Double room with fitted wardrobes. Window to rear and radiator.

En-Suite

6' 10" x 4' 9" (2.08m x 1.46m)
WC and wash basin vanity unit. Separate shower cubicle. Window to side. Heated towel rail

Bedroom 2

11' 3" x 8' 0" (3.44m x 2.43m)
Double room with window to side. Radiator

Bathroom

8' 0" x 5' 7" (2.44m x 1.69m)
WC and pedestal wash basin. Bath with shower attachment. Window to side and heated towel rail.

Outside

Front Garden

Laid mainly to lawn with driveway leading to garage and pathway to the rear.

Rear Garden

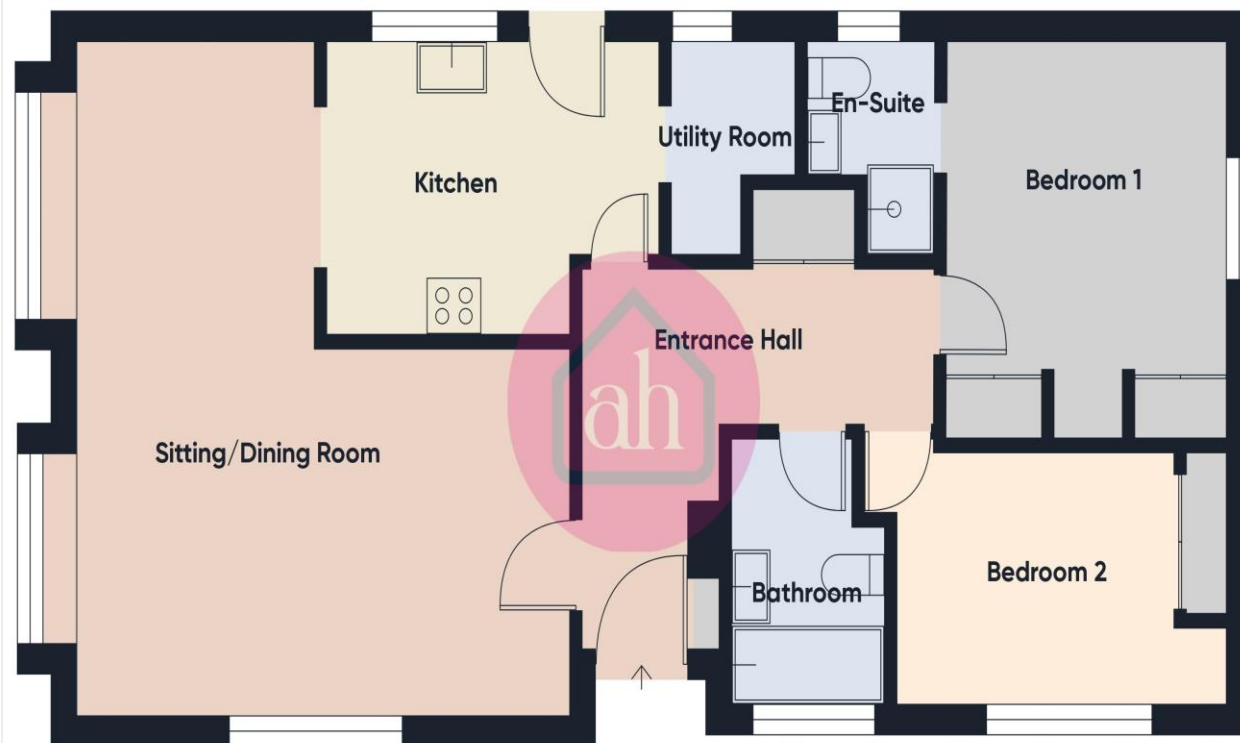
Generous size plot enclosed by mature hedge and trees. Laid mainly to lawn with shrub borders. Patio seating area. Shed

Garage

16' 3" x 8' 7" (4.96m x 2.61m)
Electric roller door. Power connected

Agent's Note

The current pitch fee for this park home is approx £166.00 per month which includes the water. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually. The size of this park home is 40 x 20 ft and the age of the home is 1986 There is a lift from the ground level to the front door. 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⁾
757.54 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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