



Greenacres
Wetheringsett, IP14 5QE
£179,950

MaxwellBrown

Independent Property Agents

A 2016 Prestige double unit park home presented to a high standard situated on this small site enjoying a lovely rural location approximately 2.5 miles west of Debenham with a good range of local facilities. The Property is restricted to occupiers 50 years or older. Benefits include 3 bedrooms, one with Ensuite, Family bathroom, Fitted kitchen with built-in appliances & utility room, 2 reception rooms, LPG gas central heating, double glazing, private car parking space and gardens.



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Sealed unit double glazed door to:

Entrance Hall:

With coving, coat storage cupboard, airing cupboard with shelving and radiator, access to loft. Doors to:

Bedroom 1:

Sealed unit double glazed to side, radiator, coving, built-in dressing table and chest of drawers, walk-in wardrobe, door to:

Ensuite shower room:

White suite comprising corner entry cubicle housing thermostatic shower, low level WC, wash basin with mixer tap and plunge plug in vanity unit, 1/2 tiled walls, radiator, vinyl flooring, extractor fan, sealed unit double glazed window to rear.

Bedroom 2:

With window to side, radiator, triple built-in wardrobe, radiator.

Bedroom 3:

Sealed unit double glazed to side, radiator

Bathroom:

Fitted with a white suite of panelled bath with shower mixer tap and glass screen, low level WC, wash basin with mixer tap and plunge plug, in vanity unit with cupboard below, tiled splashbacks, radiator, coving, vinyl flooring, extractor fan, sealed unit double glazed window to side.

Utility Room:

Cupboard housing Baxi LPG combination gas boiler supplying hot water & central heating, 2 radiators, vinyl tile effect flooring, work surface with cupboard and CDA washing machine, triple eye level units, tiled splashbacks, Sealed unit double glazed door to side through to:

Kitchen:

Fitted with a range of wood effect units comprising inset single drainer stainless steel sink unit with mixer tap, cupboards and drawer under, CDA tumble dryer, dishwasher, gas hob, extractor hood and two tall units housing CDA oven & fridge/freezer, eye level units, metro tiled splashbacks, vinyl flooring, LED spotlighting, sealed unit double glazed window to side and through to.

Dining room:

With square projecting bay sealed unit double glazed window to front, coving, radiator and part glazed double doors to:

Lounge:

With square projecting bay sealed unit double glazed window to front and sides, coving, TV aerial socket, coving, fireplace with electric fire and oak surround. Door returning to entrance hall.

Outside:

The home is surrounded by garden, with block paved driveway, there is a metal store and raised vegetable beds.

Site details:

This site has an age restriction of 50+ years of age, it is fully residential all year, A dog is permitted to be kept but any other type of pets requires site owners permission. The full site rules are available upon request.

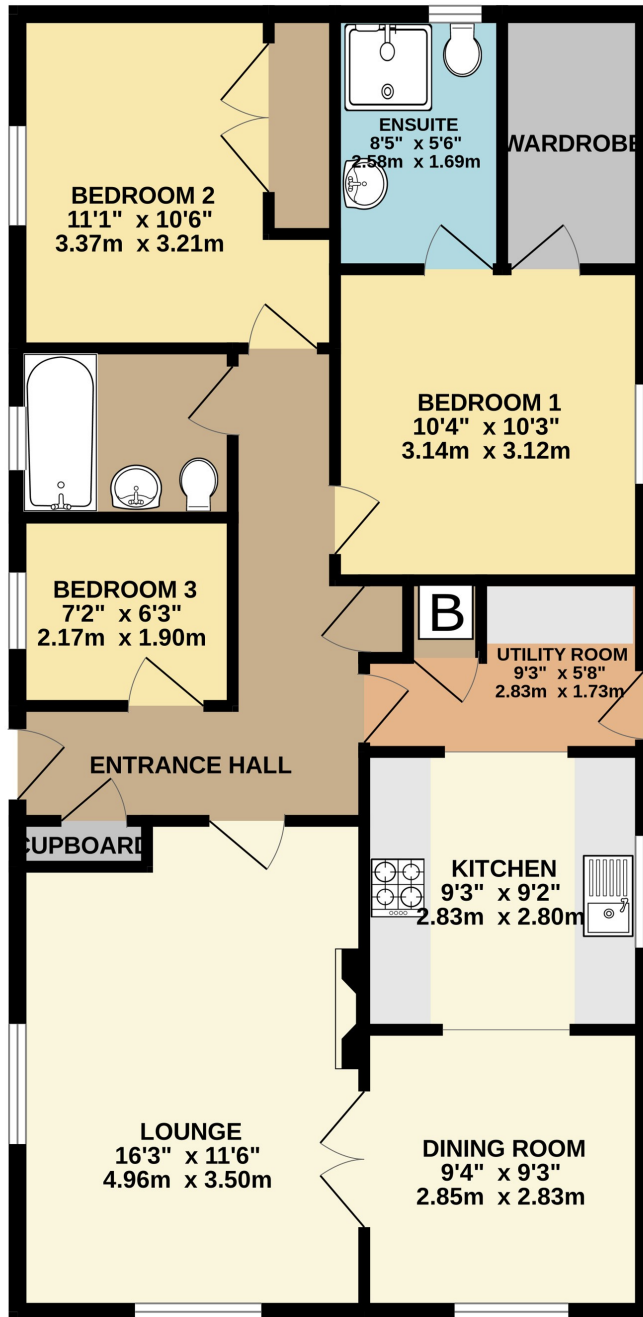
The pitch fee is currently £530.82 per quarter, utilities are paid to the site owners. Council tax is band 'A' payable to Mid Suffolk District Council.

Broadband:

Speed: Standard 6 Mbps 0.7 Mbps
Network: EE



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

