

**Flag Hill
GREAT BENTLEY
CO7 8RF
£54,950**





- **Open Farmland Views**
- **LPG Gas Central Heating**
- **En-Suite Cloakroom To Main Bedroom**
- **Larger Than Average Plot**
- **Private Parking**
- **Close To Lakes**
- **Two Bedrooms**
- **Fitted Kitchen**
- **Lounge With Picture Window**
- **Viewing Advised**

Situated on this popular park which is open 11 months of the year, with on site bar and swimming pool.

There are other facilities such a fish and chip van on Tuesdays.

This park home has views across farm land across to woodland.

Positioned on a larger than average plot with a grassed area and decked area.

The internal configuration offers lounge, fitted kitchen, two bedrooms En-suite cloakroom to main bedroom, shower room and complimented by LPG radiator heating and double glazing.

Internal viewing is strongly advised.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL TO:

LOUNGE

11' 9" x 11' 1" (3.58m x 3.38m)

Leather settee with matching foot stall. Window to front and side, tv point, radiator.

KITCHEN

11' 9" x 7' 0" (3.58m x 2.13m)

Single drainer sink unit with cupboards under, range of working surfaces with inset LPG cooker, extractor fan, oven and 60/40 fridge/freezer. Cupboard housing LPG gas fired boiler via radiators, window to side.

INNER HALLWAY

Radiator, doors to:

SHOWER ROOM

Double shower cubicle, pedestal wash hand basin and low level WC. Window to side, radiator.

BEDROOM ONE

10' 0" x 7' 1" (3.05m x 2.16m)

New fold up bed, with headboard, radiator, range of fitted wardrobes. Window to side, door to:

CLOAKROOM

Low level WC, wash hand basin, radiator, window to side.



BEDROOM TWO

8' 0" x 5' 0" (2.44m x 1.52m)

Window to side, radiator, built in cupboards.

EXTERIOR

To the left hand side there is a hard standing space for parking. There is a lawned area with maturing trees and to the rear is a raised decked area. To the front there is a hard standing with shed which houses washing machine and tumble dryer.







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