

# property details **approval form**

31 The Grove, Cherry Tree Holiday Park, Mill Road, Burgh Castle, Great Yarmouth, Norfolk, England, NR31 9QR

**Date:** 08 September 2023

**Property Ref and Version:** WEA107043 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **Price**

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Offers in excess of £35,000

Tenure:

## >> **Key features**

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- > 2 BED STATIC CARAVAN & POPULAR SITE
- > Envable Location
- > Free Wifi & On-Site Facilities
- > Allocated Parking
- > Well Presented Throughout
- > EPC Rating: Exempt

## >> **Short description**

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\*NEW TO MARKET\* 2 BED STATIC CARAVAN! Envable location, situated within the desirable Cherry Tree Holiday Park.

## >> **Long description**

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\*NEW TO MARKET\* 2012 MERIDIAN MODEL 2 BED STATIC CARAVAN - This lovely Caravan is situated on the well sought after Cherry Tree Holiday Park in Norfolk. Just minutes from lively Great Yarmouth, Gorleston's sandy beach & a short drive to the Norfolk & Suffolk Broads. Something for everyone & plenty to see and do nearby. A Perfect holiday home for a family to enjoy with use of all on-site facilities, including heated indoor pool, launderette and with an adventure playground and a handy convenience store for essentials with the added extra benefit of a short drive to local attractions. This Caravan compromises off an open plan modern kitchen & dining area, spacious living room, 2 well-proportioned bedrooms with plenty of storage, shower room & bathroom with private parking to the side of the caravan. To book a viewing call us on (01493) 661999

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## >> **room description**

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### **Lounge**

12' 9" Max x 12' 5" ( 3.89m Max x 3.78m )

Welcoming living area, comprising of windows to rear & side aspect with French doors to rear giving access to veranda. Carpeted flooring, radiator, TV point, wall sockets, ceiling light & feature electric fireplace with surround

### **Kitchen/diner**

9' 2" x 12' 5" ( 2.79m x 3.78m )

Modern & well-appointed kitchen with 2 x windows to side aspect. A range of wall and base units with complimentary wood effect roll top work surfaces over, built in oven & microwave, gas hob with extractor over, 1.5 bowl sink & drainer with mixer taps, integrated fridge/freezer, spot & ceiling lights, radiator, vinyl flooring & space for dining table & chairs

### **Bedroom One**

10' 7" x 8' 4" ( 3.23m x 2.54m )

Window to side aspect, carpeted flooring, radiator, wall sockets, spot lights & built in wardrobes & shelving units

### **Bathroom**

Window to side aspect, panelled bath with shower attachment over, W/C, wash hand basin with vanity under, heated towel rail, extractor fan & vinyl flooring

### **Bedroom Two**

8' 10" x 6' 2" ( 2.69m x 1.88m )

Window to side aspect, carpeted flooring, radiator, built in storage units, spot lights & wall sockets

### **Shower Room**

Window to side aspect, large shower cubicle with glass sliding doors, W/C, wash hand basin, vinyl flooring & radiator

### **Exterior**

Lovely enclosed decking area, perfect for those who enjoy alfresco dining and entertaining friends and family. To the side of the caravan allocated private parking

### **Agents Notes**

Model: Meridian

Make: Willerby

Year: 2012 - First Purchased from new

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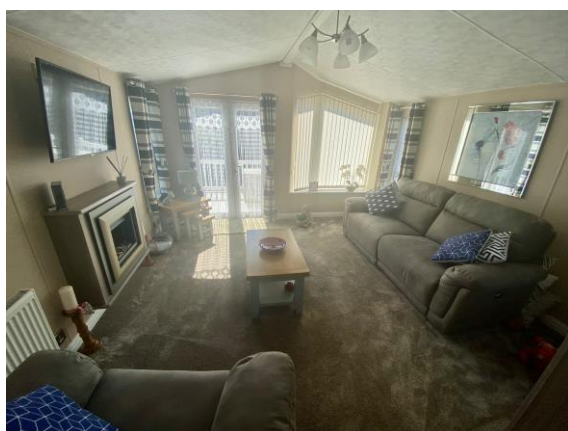
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## >> property images



**Your William H Brown office:** 142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB  
T 01493 661999 E Gorleston@williamhbrown.co.uk

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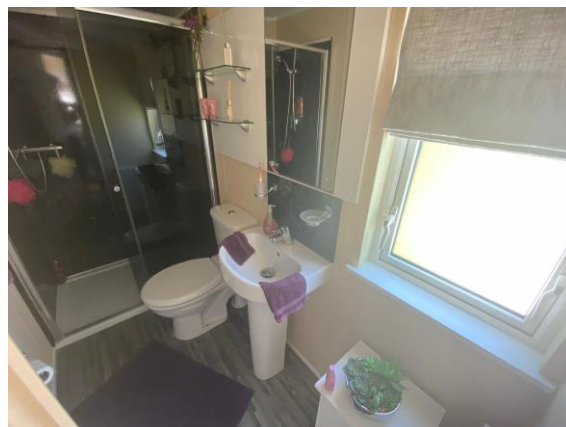
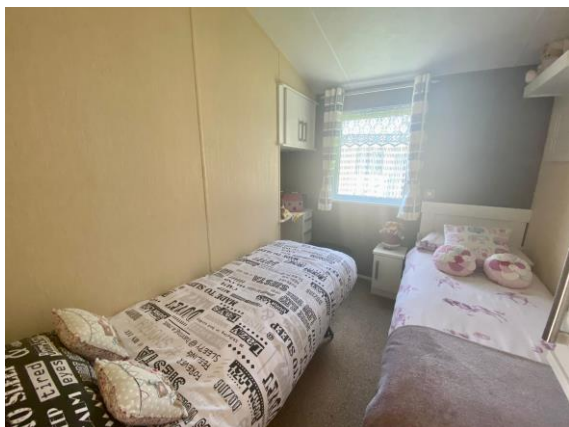
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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Daniel Kemp</b>		
<b>Mrs L. Reynolds</b>		