



Mulberry Lodge Berry Green Park, Clopton
£225,000 Freehold

**Sharman
Quinney**

Key Features



- Enclosed Garden
- Peaceful Village Location
- Exclusively for Over 50's
- Luxurious Fitted En-Suite
- Luxurious Fitted Bathroom

This SPACIOUS 40 x 20ft PARK HOME IN PEACEFUL VILLAGE LOCATION + EXCLUSIVELY FOR OVER 50'S + FITTED EN-SUITE TO MASTER BEDROOM + LUXURY FITTED BATHROOM + SPACIOUS DUAL ASPECT LOUNGE KITCHEN/ DINER + ADDITIONAL RECEPTION ROOM + ENCLOSED GARDEN.

The property is entered via an internal hallway area, with seating and hanging space, which leads through to the diner space, linked to the centre of the home by open plan design - to the kitchen. The Kitchen is complete with stunning fitted high specification cabinetry in light driftwood finishes. integrated appliances, include electric oven and gas hob, in stainless steel, a fridge and freezer, built in dishwasher and integrated washing machine. The master bedroom with dressing area,



has two sets of double wardrobes, and a luxurious fitted en-suite, further across the design there's a second double bedroom and the recently re-fitted bathroom for added convenience.

Outside there is ample parking and the park home itself enjoys an enclosed garden that wraps around 2 aspects of the property. With open views over rolling countryside, this truly is an idyllic location enjoying the best of modern designs.

We strongly advise to register your interest early to avoid disappointment.

Agents notes: Lease term we understand is offered by the site owner 'in perpetuity '
A 10% resale clause to the leaseholder is applicable and we understand this is regular practice. Site Service charges apply quoted @ £297 per calendar month at the time of listing. This figure is subject to review annually.
Utilities to site include Mains Electricity, Metered Mains Water. Gas is via Calor bottle and sewerage drainage is via septic tank.

Measures

Inner Hallway

Lounge - 18' 0" x 10' 9" (5.49m x 3.34m)

Kitchen/Diner - 18' 6" x 10' 2" (5.68m x 3.11m)

Master Bedroom - 8' 66" x 9' 08" (2.64m x 2.77m)

En-Suite Shower Room

Bedroom Two - 9' 05" x 9' 08" (2.76m x 2.77m)

Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103483 - 0001

