



Charmbeck Park Homes, Haverlingland, Norwich, NR10 4SU

welcome to

Charmbeck Park Homes, Haverigland, Norwich

Don't miss this spacious Detached Park Home set on the residential over 55's Charmbeck site at Haverigland Hall Park. This property enjoys open plan Lounge/Dining area, 2 Bedrooms (Main with En-suite), Study, Fitted Kitchen and Shower Room. Outside the property has attractive gardens & parking.



Description

Offered with No Onward Chain don't miss this deceptively spacious and well-presented Park Home. This property is exclusively for the over 55's and is set on the tranquil setting of Haverlingland Hall Park, which has wonderful rural walks through woodlands and by 2 large lakes. This property has 2 well-appointed Bedrooms with fitted furniture, main with En-suite, Study, Shower Room and open plan Lounge/Diner. Outside this property enjoys ample parking, garage and well-kept gardens.

Entrance Hall

Radiator, double glazed window, built-in cupboard and door to Lounge.

Lounge

Double aspect room with three double glazed windows, TV point, radiators, feature fireplace. Opens to the Dining Area.

Dining Area

Wood effect floor, double glazed doors to outside, radiator, door to Kitchen and Inner Hall.

Kitchen

Fitted with a range of wall and base level units, work surface with tiled splashback, stainless steel sink and drainer unit, gas hob with hood over, electric double oven and built-in fridge and freezer. Tile effect floor, radiator and opens to Utility Room.

Utility Room

Wall and base level units, door to outside, work surface with tiled splashback, plumbing for washing machine and space for a tumble dryer. Built-in cupboard, spotlights and tile effect floor.

Inner Hall

Built-in cupboard and radiator.

Shower Room

Suite comprising corner shower cubicle, wash hand basin, low level WC, spotlights, double glazed window and extractor fan.

Bedroom One

Well fitted with a range of wardrobes and bridge over bed, dressing table and bedside drawers, double glazed window and radiator.

En-Suite

Suite comprising corner bath, wash hand basin, low level WC, part-tiled walls, shaver point, double glazed window & radiator.

Bedroom Two

Double glazed window, radiator and a range of wardrobes & drawers.

Study

Fitted with a desk, drawers and shelving, double glazed window and radiator.

Outside

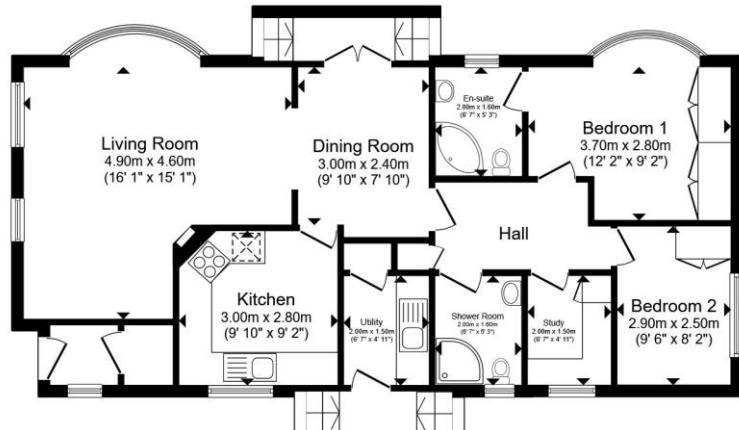
This property enjoys ample off-road parking leading to a detached garage, the property has gardens to all sides which are well stocked.

Location

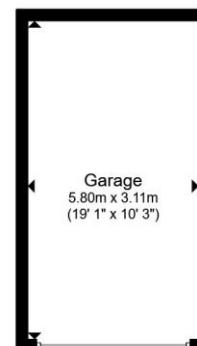
Haverlingland is a small village located close to the Historic Market Town of Aylsham. Cawston is the next village that has a shop, pub, school and deli. The Cathedral City of Norwich is under 15 miles away with its direct train line to Liverpool Street and its International Airport.

Agents Note

This property is set on the over 55's part of the Haverlingland Hall Park site, and No Pets are allowed. There is an annual service charge.



Floor Plan



Garage

Total floor area 99.4 m² (1,070 sq.ft.) approx

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.propertybox.io



welcome to

Charmbeck Park Homes, Haverlingland, Norwich

- Over 55's Park Home
- Fully Residential
- 2 Bedrooms (Main with En-suite)
- Fitted Kitchen & Study
- Ample Parking
- Large Single Garage
- Well-Kept Gardens

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£140,000



view this property online williamhbrown.co.uk/Property/AYS110165

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
AYS110165 - 0002

 william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk