



WOODLANDS WAY, STANTON, IP31 2UH

£165,000

Located on this popular residential park for the over 50s, this two-bedroom park home offers a welcoming community right on your doorstep, along with convenient amenities. The property features an inviting entrance hall, a spacious sitting room opening to a dining area making it perfect for entertaining with modern kitchen. Additional highlights include an en-suite to the master bedroom, walk-in wardrobe and a further double bedroom served by a modern bathroom.

Outside, you will find a low maintenance wrap around garden, garage and parking for a car. The home is set in a quiet location making it a wonderful opportunity for comfortable, low maintenance living in a friendly community.

allhomes

WOODLANDS WAY

- Chain Free Detached Park Home
- Residential Park For The Over 50's In Stanton
- Spacious Sitting Room
- Gas Fired Central Heating
- Separate Dining Room
- Master Bedroom With En-Suite
- Two Double Bedrooms
- Garage & Off Road Parking
- Close To Community Amenities and Bus Stop
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Storage cupboard. Radiator.

Dining Rom

With a window to front. Opening to the sitting room. Radiator

Sitting Room

Well-proportioned room with electric fire and modern surround. With two windows to the side and window to front enjoying plenty of natural light. Two radiators.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated kitchen appliances and built in oven with induction hob and extractor hood over. Window to side and door to side access, kick board heater.

Bedroom 1

Double room with window to rear and radiator. A door leading to the walk in wardrobe with fitted shelves and a radiator.

En-Suite

Modern suite with a WC with inset vanity corner wash basin. A fully tiled shower cubicle. Window to side. Radiator.

Bedroom 2

Double room with fitted wardrobes. Window to front. Radiator.

Bathroom

WC and wash basin. Bath fully tiled with shower head over and shower screen. Window to front and radiator.

Outside

Wrap around garden laid mainly to lawn with a pathway around the park home on both sides. Patio seating area and stairs to access the home. Storage shed.

Garage

Up and over door with power and light connected on mains electric. Pedestrian door and driveway for off road parking of one car.

Agent's Note

The park home is an Omar Regency and was built in 2016. The size is 36ft' x 20ft'. The current pitch fee is £244 per month reviewed annually and a current separate water charge of £11.60 pcm. Sewerage is a separate payment to Anglian Water.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

WOODLANDS WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes