



SHEPHERDS GROVE PARK

STANTON IP31 2AZ

£199,500
FREEHOLD

This brand new park home is perfectly located in a highly desirable community for those over 50. For sale fully furnished with elegant and modern décor, the home features an inviting L-shaped living and dining room with French doors that open to a beautifully landscaped garden, ideal for outdoor relaxation and entertaining. The fully equipped kitchen boasts high-quality appliances and ample storage space, perfect for culinary enthusiasts. There are two spacious double bedrooms, including a luxurious master suite with an en-suite bathroom for added privacy and comfort, as well as a separate, stylishly appointed bathroom for guests. The property also includes a wrap-around garden, providing multiple outdoor areas to enjoy. Additionally, a garage and ample parking spaces ensure convenience and security for residents and their guests.

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SHEPHERDS GROVE PARK

- Brand New Park Home measuring 37' x 19'
- Fully Furnished
- Fully Fitted Kitchen
- Gas Fired Central Heating
- Sought After Park for the Over 50's
- Master with En-Suite Shower Room Plus Additional Bathroom
- Wrap Around Gardens
- Garage and Off Road Parking
- Call to Arrange Your Viewing Today!
- Check out the 3D Virtual Tour on Rightmove!



Entrance Hall

With main front entrance door, built in storage cupboard, radiator

Inner Hallway

Living Room/Dining Room

Two bay windows to front, French doors to rear, two bay windows to rear, electric fire.

Kitchen

Modern kitchen fitted with a range of high gloss matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over, integral oven and gas hob with extractor over, integral fridge/freezer, washing machine, slimline dishwasher, under cupboard lights

Bedroom 1

Windows to front and side, two built in wardrobes, radiator

En-Suite

Fitted suite comprising shower cubicle, W.C, vanity wash hand basin, heated towel rail

Bedroom 2

Window to rear, built in cupboard, radiator

Bathroom

Window to front, fitted suite comprising bath with shower over, W.C, vanity wash hand basin, heated towel rail

Outside

To the front of the property there is a driveway providing off road parking which leads to the garage.

The garden wraps around the property, it is south east facing, laid to lawn with patio area

Garage

With up and over door, courtesy door to garden

Agent's Note

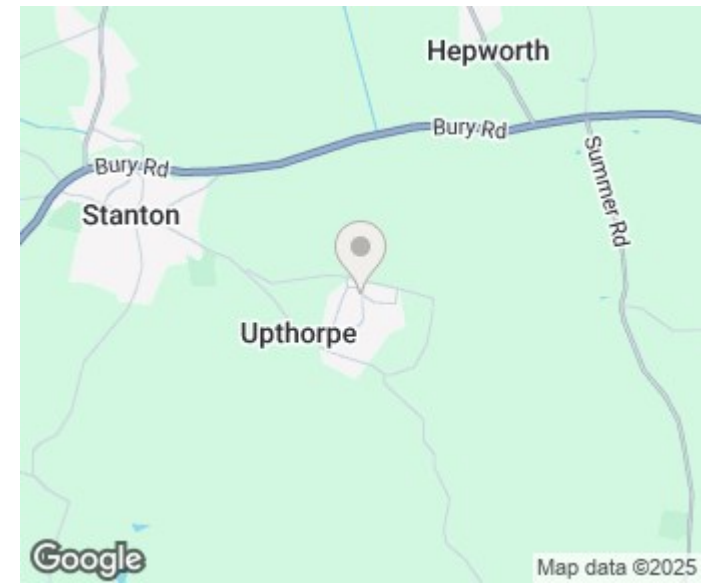
The current pitch fee for this park home is £230 per month, the water is £8.30 a month. Sewerage is a separate payment to Anglian Water. Pitch fees are reviewed annually.

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



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EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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