



Peacehaven Park, The Street, Marham, King's Lynn, PE33 9HR

welcome to

Peacehaven Park, The Street, Marham, King's Lynn

Chain free! This delightful over 55's park home in the popular village of Marham is modern & low maintenance. Offering a bright lounge & dining area, fully integrated kitchen, en suite shower room & separate bathroom. This charming home boasts tranquil outdoor space with off-road parking.



Accommodation:

Entrance Hall

Door to the front. Radiator. Built-in storage cupboard.

Dining Area

7' x 9' 8" (2.13m x 2.95m)

Double-glazed window to the front. Radiator.

Living Area

10' 6" x 19' 4" (3.20m x 5.89m)

Two double-glazed bay windows to the side.

Double-glazed window to the front. Fireplace with gas fire. Airing cupboard. Two radiators. Mitsubishi Electric Air Conditioning system with remote heating and cooling functions.

Kitchen

9' 5" x 10' 3" max (2.87m x 3.12m max)

This fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, built-in electric oven, built-in microwave & an electric hob with integrated cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Kitchen island with added storage. Boiler cupboard with separate, adjacent airing cupboard. Double-glazed door to the rear. Double-glazed window to the rear.

Bedroom One

9' 3" x 8' 4" (2.82m x 2.54m)

Double-glazed window to the rear. Radiator. Walk-in wardrobe (measuring 4' 1" x 5' 6", with radiator).

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the side.

Bedroom Two

9' 4" x 8' 4" (2.84m x 2.54m)

Double-glazed window to the side. Radiator. Fitted cupboard.

Bathroom

Fitted with WC, wash hand basin & bath. Heated towel rail. Double-glazed window to the side.

Outside

To the rear of the property, there is a gravelled driveway providing off-road parking. At the end of the driveway is a solid brick outbuilding that provides scope for a workshop or extra secure storage. The low maintenance patio area with secure gate is to the rear and has two metal sheds with ample storage. There is a well-maintained lawn encompassing the side and front of the property with well established planting.

Agent's Note

Please note that there is a management/site fee of £206 per month.

There is an over 55's resident policy in place. One small pet is allowed. Please contact William H Brown for more information if required.

The property benefits from mains electricity, water & sewerage. Heating to the property is served by oil central heating.

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or use.



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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welcome to

Peacehaven Park, The Street, Marham, King's Lynn

- Two bedroom park home with over 55's resident policy
- Principal bedroom with walk-in wardrobe plus en suite
- Solid brick outbuilding + private driveway parking
- Quiet, safe + picturesque cul-de-sac in village location with amenities
- Well-maintained, low-maintenance outside space

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112303 - 0005

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 buyers 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.

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