

## DIRECTIONS

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*This disclaimer must go on to all probate properties – new and existing:*



Woodlakes Lux Sky 3 Downham Road King's Lynn Norfolk PE34 3PX

**UNIQUE GETAWAY HOLIDAY HOME IN RURAL LOCATION WITH TWO BEDROOMS, HOT TUB AND SAUNA**

**King's Lynn**

**£75,000 Leasehold**

**Telephone: 0800 6546 333**

**www.norfolkpropertyactions.co.uk**

**Email: sales@norfolkpropertyactions.co.uk**



**KITCHEN LIVING AREA**

26'07 x 12'03 (8.10m x 3.73m)

**BEDROOM ONE**

10'08 x 8'01 (3.25m x 2.46m)

**BEDROOM TWO**

8'10 x 6'04 (2.69m x 1.93m )

**SHOWER ROOM**

7'09 x 3'11 (2.36m x 1.19m)

**IMPORTANT INFORMATION**

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function. "While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 where applicable, and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

Nestled within the serene surroundings of Woodlakes Park, this delightful holiday chalet on Woodlands Park offers a perfect retreat for those seeking tranquility and natural beauty. The lodge boasts a spacious and light-filled interior, featuring a welcoming reception room that invites relaxation and comfort. With two well-appointed bedrooms, this chalet is ideal for small families or couples looking to escape the hustle and bustle of everyday life. The fully fitted kitchen is equipped with a gas hob and integrated appliances, making it a joy to prepare meals. The high-end shower room adds a touch of luxury, ensuring a refreshing experience after a day of exploring the stunning woodland views that envelop the property. Step outside to discover your own private decking and garden, perfect for enjoying the fresh air and picturesque surroundings. The addition of a private hot tub and a generous sauna enhances the appeal, providing an excellent opportunity for unwinding in style. Set within 66 acres of lush landscape, the chalet is surrounded by five fishing lakes, popular restaurants, woodland and walks, making it a haven for nature lovers and outdoor enthusiasts. Despite its rural charm, the location remains highly accessible, allowing for easy exploration of the local area. This holiday let presents a unique opportunity to own a slice of paradise in a sought-after woodland park, ideal for creating cherished memories or as an adventurous investment. Don't miss the chance to experience the beauty and serenity that this property has to offer.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms, fixtures and fittings may vary slightly from those shown on the floorplan. This plan is for illustrative purposes only and should be used as a guide only. All dimensions are approximate. The views and descriptions are for general information only and should not be relied upon. Made with MyHome 2023



