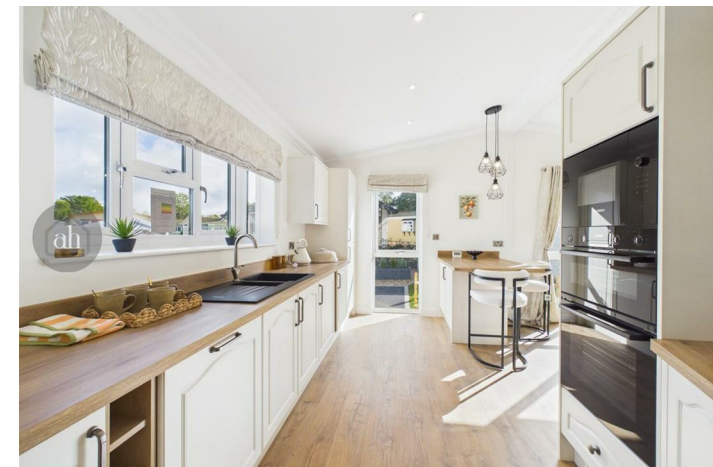




SHEPHERDS GROVE PARK, STANTON, IP31 2AY

£305,000

Located in a peaceful Stanton community, this stylish detached park home offers the ultimate quiet escape and a welcoming lifestyle. A well-designed property featuring a fantastic location with everything you could possibly need close by. Inside, you will find a spacious sitting room and a stylish kitchen and dining room tailored for modern living. The property boasts two comfortable double bedrooms, including a master suite complete with its own private en-suite. A sleek modern bathroom serves the second double bedroom alongside a versatile separate study for working from home. Outside, the home benefits from a garden, a garage and convenient parking space for one car. Viewing is highly recommended.

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SHEPHERDS GROVE PARK

• BRAND NEW Park Home In Over 50's Residential Development • Fully Furnished - Chain Free & Move In Ready • Spacious Sitting Room • Gas Fired Central Heating • Master Bedroom With En-Suite • Garage & Parking • Two Double Bedrooms • Stunning Rural Location In A Woodland Setting • Within Walking Distance To Local Amenities • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Fitted cupboards. Double doors to sitting room. Radiator.

Kitchen/Dining Room

Stylish high specification kitchen with a wide range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Built in eye level double oven and microwave, 5 ring gas hob and extractor hood over. Integrated full fridge freezer, dishwasher and washing machine. Built in breakfast bar. Bay window to front and full window to side. Opening up to the dining area with double doors into the sitting room. Full length windows to side. Radiator.

Sitting Room

Spacious sized room with French doors opening to the garden. Electric fireplace with modern surround. Window to rear. Two radiators.

Study

Built in desk with drawers. Window to front. Radiator.

Inner Hall

Loft access. Radiator.

Bedroom 1

Double bedroom with fitted drawers, bedside cabinets and dressing table. Double fitted wardrobes. Window to rear. Radiator.

En-Suite

Modern suite, WC and vanity wash basin. Double shower cubicle with rainfall shower head and attachment. Heated towel rail.

Bedroom 2

Double bedroom with fitted wardrobes, bedside cabinets and dressing table. Bay window to front. Radiator.

Bathroom

Stylish suite, WC and wash basin vanity unit. Bath fully tiled with rainfall shower head over and separate handheld attachment. Shower screen. Window to rear. Heated towel rail.

Outside

Block paved driveway leading to the garage. Decorative stones border the paved pathway leading to the steps to the front door. The fully enclosed wraparound garden is laid mainly to lawn with a patio seating area.

Garage

Up and over. Pedestrian door to the garden.

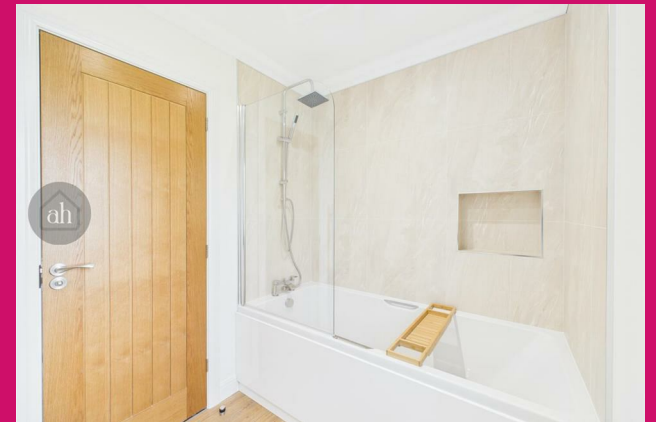
Agent's Note

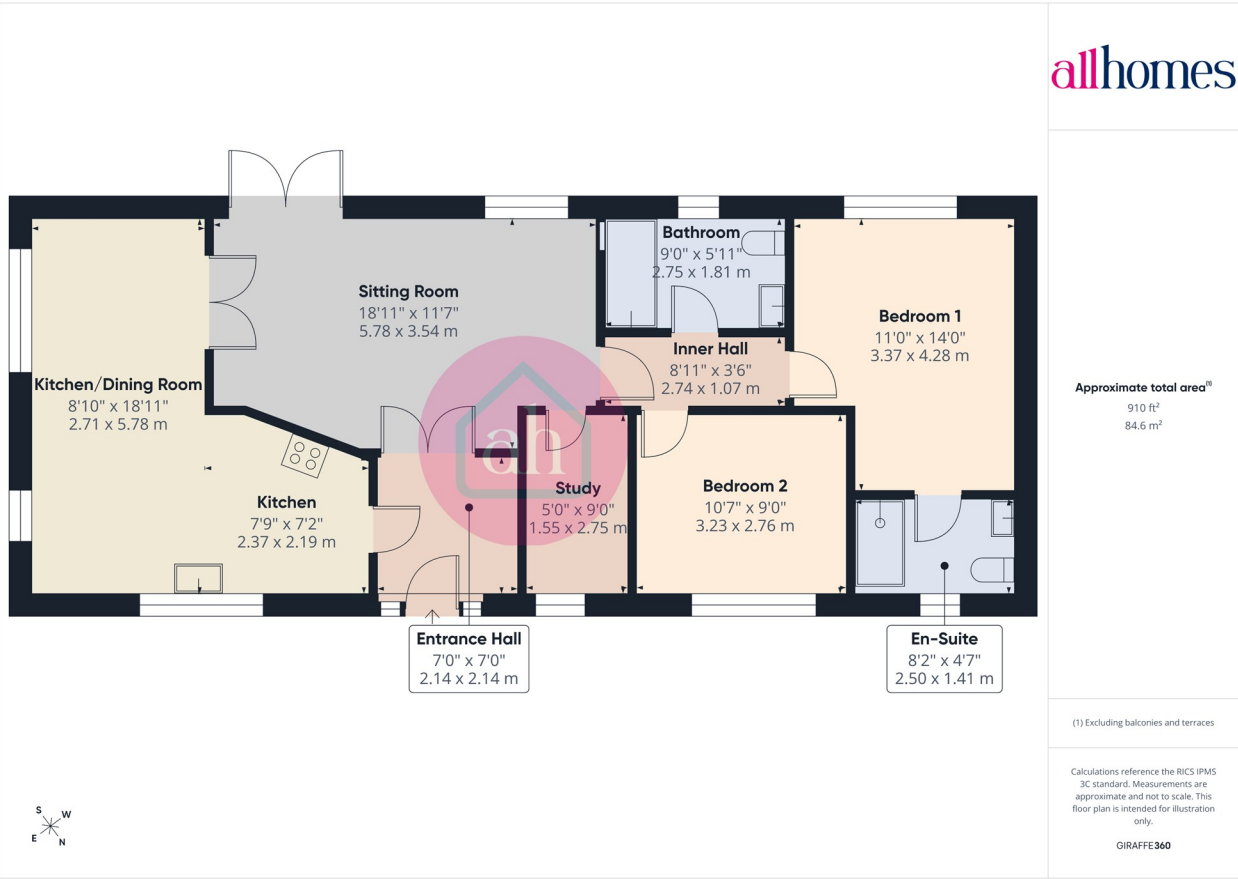
This brand new park home - Manor Berwick Carlyon is 50'x20'. The current pitch fee is £244 per month reviewed annually and a current separate water charge £11.60 pcm. Sewerage is a separate payment to Anglian Water. This is a residential retirement site for the over 50's, you are allowed to have one 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.

SHEPHERDS GROVE PARK





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

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

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