



Park Avenue, Yarwell Mill, Yarwell Peterborough
£155,000 **Freehold**

**Sharman
Quinney**

Key Features




A

- Large balcony area,
- Two double bedrooms,
- Ensuite,
- A/C and heating unit,
- Utility room,

Set within the very picturesque setting of Yarwell Mill, this beautifully presented two-bedroom park home offers bright, spacious, and well-maintained accommodation, ideal for those seeking comfortable, low-maintenance living. The welcoming lounge is a particularly attractive feature, benefiting from dual aspect windows that flood the space with natural light, along with a modern air conditioning unit that also provides heating for year-round comfort. The lounge flows seamlessly into the open-plan kitchen/diner, creating a light and airy hub of the home, perfect for both everyday living and entertaining. Beyond the kitchen is a highly practical utility room, fitted with a range of cabinets offering excellent additional storage. From here, there is direct access to a generous balcony, providing the perfect spot for relaxing or enjoying outdoor





dining.

The inner hallway leads to two well-proportioned double bedrooms, both of which feature built-in wardrobes. The master bedroom further benefits from its own private ensuite, while a separate family bathroom serves the second bedroom and guests. Externally, the property continues to impress, offering a driveway with space for two vehicles, a good-sized lawn, freshly laid to lawn, and a useful storage shed.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.) Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

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01832 274567

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