



## WOODLANDS WAY, STANTON

IP31 2UH

£110,000  
FREEHOLD

Located on this popular residential park for the over 50s, this two-bedroom park home offers a welcoming community right on your doorstep, along with convenient amenities. The property features an inviting entrance hall, a spacious sitting room opening to a dining area making it perfect for entertaining with modern kitchen. Additional highlights include an en-suite to the master bedroom, walk-in wardrobe and a further double bedroom served by a modern bathroom. Outside, you will find a low maintenance wrap around garden, garage and parking for a car. The home is set in a quiet location making it a wonderful opportunity for comfortable, low maintenance living in a friendly community.

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# WOODLANDS WAY

- Well Presented Detached Park Home
- Residential Park For The Over 50's In Stanton
- Spacious Open Plan Sitting/Dining Room
- Gas Fired Central Heating
- Master With En-Suite & Second Bathroom
- Garage & Off Road Parking
- Two Double Bedrooms
- Modern Kitchen
- Close To Community Amenities and Bus Stop
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with storage cupboard and radiator.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated kitchen appliances and built in oven with induction hob and extractor hood over. Window to side and door to side access, kick board heater.

## Dining Room

With a window to side and opening to the sitting room. Radiator.

## Sitting Room

Well-proportioned room with electric fire and modern surround. With two windows to the front and window to side enjoying plenty of natural light. Two radiators.

## Bedroom 1

Double room with window to side and radiator. A door leading to the walk in wardrobe and radiator.

## En-Suite

Modern suite with a WC with inset vanity corner wash basin. A fully tiled shower cubicle. Window to rear and radiator.

## Bedroom 2

Double room with fitted wardrobes. Window to side and radiator.

## Bathroom

WC and wash basin. Bath fully tiled with shower head over and shower screen. Window to side and radiator.

## Outside

Wrap around garden laid mainly to lawn with a pathway around the park home on both sides.

## Garage

Up and over door with power and light connected on mains electric. Pedestrian door and driveway for off road parking of one car.

## Agents's Note

The park home is an Omar Regency and was built in 2016.

The size is 36ft' x 20ft'.

The current pitch fee is £240.48 per month reviewed annually and current separate water charge is £11.60. 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.





## WOODLANDS WAY







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: n/a 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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