



Spring Park London Road - NR34 8DD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Spring Park

London Road, Beccles

Introducing this DELUXE TWO BEDROOM DETACHED PARK HOME, situated on a SMALL AND QUIET SITE within a picturesque village setting. Upon entering, you are greeted by a welcoming entrance into the OPEN PLAN KITCHEN/DINING ROOM, seamlessly flowing into the SITTING ROOM (perfect for both relaxing and entertaining). The kitchen features MODERN FITTINGS and PLENTY OF STORAGE, while the spacious sitting area benefits from an abundance of NATURAL LIGHT with a fireplace, creating a bright and uplifting atmosphere. Both bedrooms are AMPLE IN SIZE, with the principal suite offering a PRIVATE EN SUITE BATHROOM for added convenience as well as large fitted storage. The second bedroom positioned near an ADDITIONAL FAMILY BATHROOM (ideal for guests or family members). The home is equipped with GAS FIRED CENTRAL HEATING and plenty of insulation, ensuring comfort throughout the year, and has been finished to a HIGH STANDARD, providing a move-in ready opportunity. Ample DRIVEWAY PARKING for multiple vehicles is included, making this property as practical as it is attractive.



- Detached Deluxe Park Home
- Small & Quiet Site Within Village Setting
- Open Plan Kitchen/Diner Into Sitting Room
- Two Ample Bedrooms
- Two Bathrooms
- High Quality External Decking
- Ample Driveway Parking For Multiple Vehicles
- Gas Fired Central Heating

The village of Willingham St Mary is located approximately 3.5 miles south of market town of Beccles and 10 miles north west of the stunning coastal village of Southwold. Adjoining the more populated village of Shadingfield the two villages share a village hall and playing field, as well as the Shadingfield Fox Public House close by.

Council Tax band: A

Tenure: Freehold



SETTING THE SCENE

Approached off the London road in Willingham, the site can be found behind the village pub. Access across the car park into the site where the park homes can be found straight ahead. There is ample parking to the front and rear of the property for multiple vehicles with steps up to the decked area leading to the main entrance door.

THE GRAND TOUR

Entering via the main entrance door, there is a spacious kitchen/dining room leading into the open plan living area clearly designed to feel both open and subtly divided with distinct areas. The kitchen area includes standings for American style fridge freezer with small dishwasher, washing machine as well as free standing oven/hob and microwave all in situ. The sitting area enjoys sliding doors leading out onto the high quality decking, creating seamless indoor-outdoor flow and an electric fireplace adds warmth and ambience for cosier evenings.

There is a central hallway leading to both bedrooms which feature fitted storage with the primary bedroom benefiting from an en-suite shower room while the second bathroom, conveniently located opposite the second bedroom features a full size bath. Most furnishings can remain in situ and can be negotiated as part of the sale. Gas central heating, double glazing and insulation are all in place making this home efficient and warm in winter months.

FIND US

Postcode : NR34 8DD

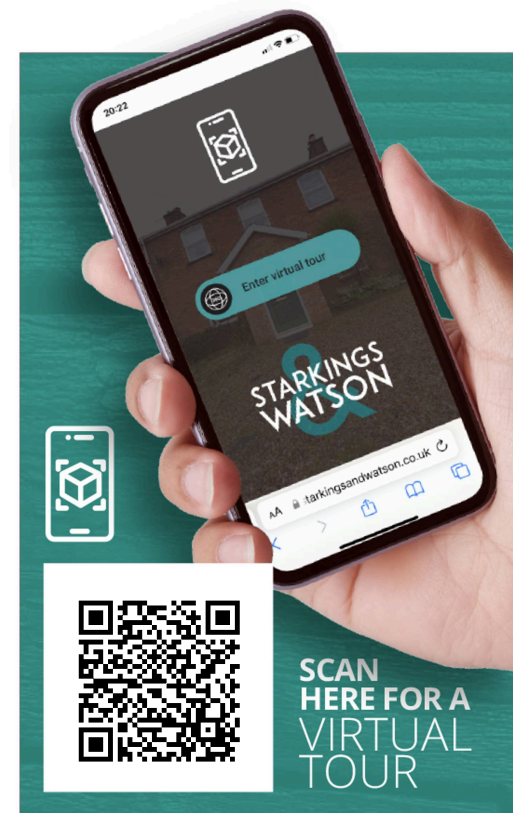
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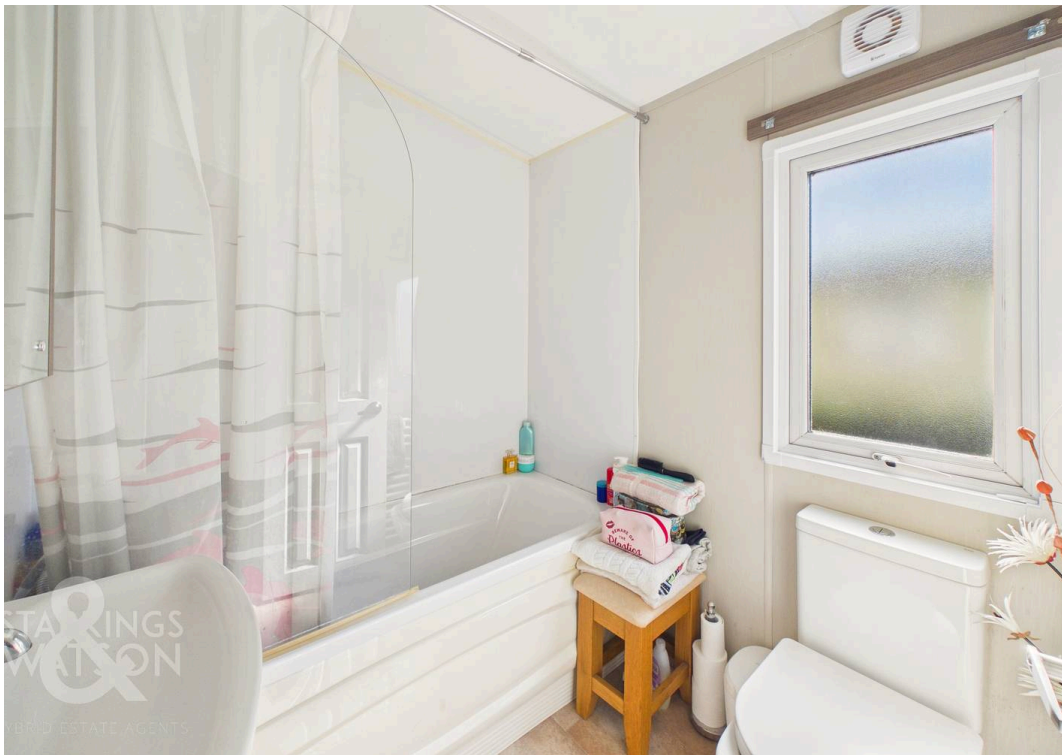
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised that whilst this is a 12 month of the year site, the property can only be used for holiday purposes and purchasers will need to provide proof of a primary address. A pitch fee of approximately £170pcm is payable. The lease of the land is in perpetuity.



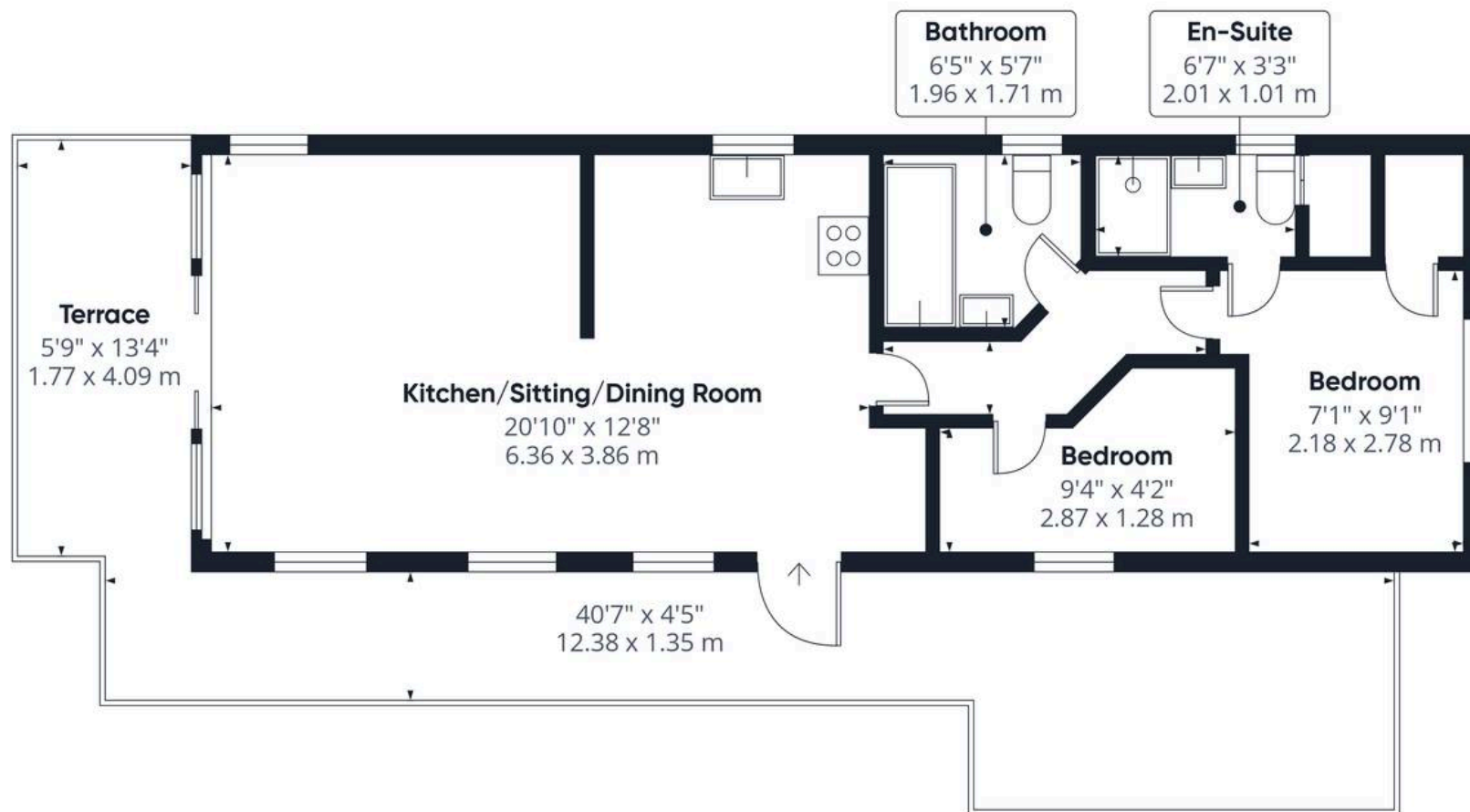




THE GREAT OUTDOORS

Outside the property offers a choice of seating areas on the high quality decking whether that's to the side of the front, ideal for enjoying the peaceful surroundings as well as ample private parking in two areas and a storage shed.





Approximate total area⁽¹⁾

495 ft²
46 m²

Balconies and terraces

304 ft²
28.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.