



Rome Meadow, Woodland Holiday Park - NR11 8QJ

**STARKINGS
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HYBRID ESTATE AGENTS



Rome Meadow

Woodland Holiday Park, Norwich

Enjoying a PEACEFUL WOODLAND SETTING SURROUNDED BY NATURE, this exceptional 2021 BUILT FULLY FURNISHED LODGE offers over 800 SQ. FT (stms) of thoughtfully designed living space, combining PREMIUM MATERIALS with a STYLISH DECOR throughout. EXCELLENT ON SITE AMENITIES include a LEISURE CLUB and POOL, along with RESTAURANT. The heart of the home is a striking 20' OPEN PLAN KITCHEN/LIVING SPACE, featuring a VAULTED CEILING, integrated appliances, and a central ISLAND, all perfectly positioned to capture STUNNING WOODLAND VIEWS. Both DOUBLE BEDROOMS are generously sized, each benefitting from WOOD FLOORING and their own CONTEMPORARY SPA STYLE EN SUITE - one shower room and the other a FULL BATHROOM including a BEAUTIFUL ROLLED TOP BATH with a WALL MOUNTED TELEVISION, finished with sleek tiling for a luxurious touch. Central heating ensures year-round comfort, while the flexible layout allows for effortless entertaining, relaxation, or working from home.



Available as a HOLIDAY HOME with a 46 WEEK SEASON, this lodge is ideal for those seeking a tranquil retreat with all the comforts of modern living and abundant storage. Step outside to THE GREAT OUTDOORS, where a WRAP AROUND TERRACE invites you to immerse yourself in the beauty of the surrounding woodland. The private HOT TUB provides the perfect spot to unwind and soak in the peaceful atmosphere, whether entertaining friends or enjoying a quiet evening under the stars.

Council Tax band: TBD

Tenure: Leasehold

- Peaceful Woodland Setting Surrounded by Nature
- 2021 Built High Specification 800+ Sq. ft (stms) Lodge
- Premium Materials & a Stylish Decor
- Holiday Home with a 46 Week Season
- 20' Open Plan Kitchen/Living Space with Appliances & Island
- Two Double Bedrooms
- En Suite & Family Bathroom
- Wrap Around Terrace & Hot Tub



Perfectly positioned along the North Norfolk coastline, Trimmingham is a charming coastal village set between Cromer and Mundesley, approximately 20 miles north of Norwich. Enjoying an elevated setting, the village boasts stunning far-reaching sea views and is renowned for its dramatic cliffs and unspoilt shoreline. Offering a peaceful, semi-rural lifestyle, Trimmingham is rich in character and history, centred around the iconic St John the Baptist's Head church. With scenic coastal walks on your doorstep and a quiet village atmosphere, it's an ideal location for those seeking a relaxed coastal setting whilst remaining within easy reach of nearby amenities.

SETTING THE SCENE

Entering the park you can immediately feel the vision that Woodland Park strive for - being deliberately different. This exclusive park and facilities ensures privacy and seclusion, within an outstanding setting.

THE GRAND TOUR

Stepping inside, the large open plan living space is flooded with natural light, whilst enjoying dual aspect views and a vaulted ceiling above. Tiled flooring runs underfoot with a feature fireplace to one side, and three sets of French doors opening up to the terrace. With ample space for soft furnishings and a dining table, the kitchen offers contemporary two tone units with a central island forming a breakfast bar. Integrated cooking appliances include an inset gas hob and built-in eye level electric oven and microwave combination, with an integrated fridge, freezer, wine cooler and dishwasher. A built-in storage cupboard houses space for laundry appliances. The inner hallway is finished with wood flooring, with doors leading off to two double bedrooms. The larger includes a side facing full height window and walk-in wardrobe, with an en suite shower room - including a rainfall shower, contrasting tiled splash-backs, heated towel rail and storage under the hand-wash basin. The second bedroom includes a built-in wardrobe with a luxury en suite bathroom, including contrasting tiling, heated towel rail and a bath with a wall mounted television.

FIND US

Postcode : NR11 8QJ

What3Words : ///resorting.chatted.snowboard

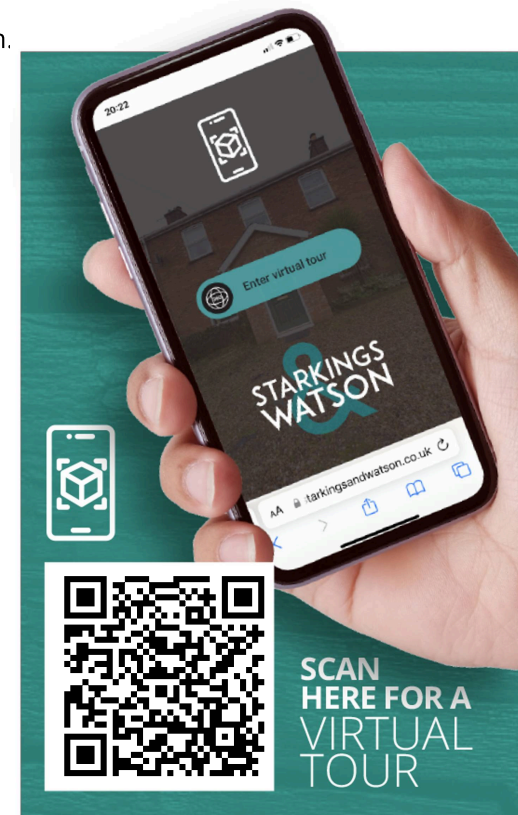
VIRTUAL TOUR

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

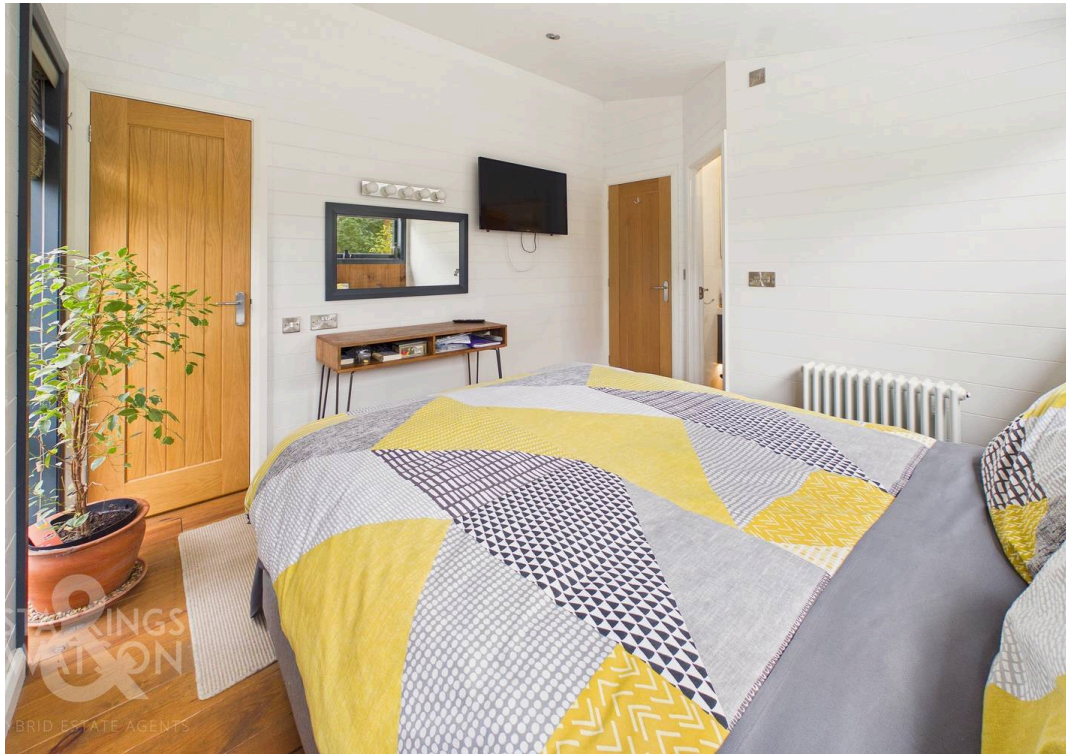
AGENTS NOTES

Woodland Park is open all year round; however your holiday home may be occupied during the period starting mid-February through to the first Sunday/Monday of January. This 46 week season means you can enjoy Christmas & New Year at the Lodge. The park does not allow sub-letting or the lodge to be your main residence, however there is no limit to the amount or length of holidays you choose to have through-out the year and friends and relatives are welcome to stay in the lodge. Annual site fees in the region of £6025 are due each year, this includes broadband. The gas and electric supply is separately metered. . Lodge owners also receive 10% off in the on site restaurant and free access to the gym and swimming pool.

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is related to an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.



SCAN
HERE FOR A
VIRTUAL
TOUR



THE GREAT OUTDOORS

With communal grounds throughout the site, the lodge includes a private wrap-around terrace. Enjoying woodland views, there is ample space for alfresco dining, with an outside water supply and sunken hot tub with electricity on the decking, you can enjoy the nature and surrounds. Lawned gardens open up adjacent, remaining private to this property, with access to communal woods beyond. There are 2 good sized sheds in the garden one with electricity.





Approximate total area⁽¹⁾

802 ft²

74.5 m²

Balconies and terraces

565 ft²

52.5 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 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.