

property details **approval form**

32 The Gables, Alder Country Park Bacton Road, North Walsham, Norfolk, NR28 0RA

Date: 03 July 2026

Property Ref and Version: NWM109855 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £110,000

Tenure:

>> **key features**

- > Detached Park Home
- > Holiday Let/ Holiday Home
- > Wrap Around Decking with Hot Tub
- > Field Views
- > En Suite Shower Room & Jack and Jill Bathroom
- > Two Double Bedrooms
- > Open Plan Living Space
- > Allocated Parking Space
- > EPC Rating: Exempt

>> **short description**

This modern two bedroom residential park home boasts open plan living space, allocated parking, wrap-around decking with hot tub, is within walking distance to North Walsham town centre and is being offered with no onward chain!

>> **long description**

Nestled comfortably between North Norfolk and The Broads, Alder Country Park is situated on the outskirts of North Walsham and provides easy access to all that North Norfolk has to offer. The park benefits from luxury on-site facilities such as on-site restaurant, open swimming pool and gym. The lodge offers accommodation comprising open plan lounge/ kitchen/ dining area, two bedrooms, one en-suite shower room and one Jack and Jill style bathroom. Externally there is a large wrap-around decking overlooking fields with hot tub and an allocated parking space.

>> **directions**

Your William H Brown office: 16 Market Street, NORTH WALSHAM, Norfolk, NR28 9BZ

T 01692 402861 **E** NorthWalsham@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, breakfast bar, double eye level oven, electric hob, sink drainer, plumbing for washing machine, built in dishwasher, built in fridge/ freezer, wine cooler, spotlights, laminate flooring and a double glazed window to the rear aspect overlooking fields.

Lounge/ Diner

28' 8" Max x 20' 9" Max (8.74m Max x 6.32m Max)

Open plan living space with television point, electric fire, spotlights, laminate flooring, radiator, double glazed door to the rear aspect, double glazed french doors to the rear and side aspects, double glazed windows to the rear and side aspects and two skylight windows making it bright and full of natural light.

Bedroom One

13' 4" Max x 12' 7" Max (4.06m Max x 3.84m Max)

Double glazed double doors to the rear aspect, double glazed window to the side aspect, two built in wardrobes, television point, spotlights, radiator and laminate flooring.

En Suite Shower Room

Suite comprising walk in shower cubicle with rainfall shower, WC, wash hand basin with vanity unit, heated towel rail, airing cupboard housing gas central heating boiler, spotlights, laminate flooring and a double glazed window to the side aspect.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to the front aspect, skylight window, radiator and laminate flooring.

Family Bathroom

Suite comprising bath with shower over, WC, wash hand basin with vanity unit, heated towel rail, shaving point, extractor fan, part tiled walls, laminate flooring, spotlights and a double glazed window to the front aspect.

Exterior

Externally the lodge benefits from a wrap around decking which overlooks fields to the rear and has a hot tub. There is allocated parking and plenty of on site facilities including restaurant, swimming pool and gym.

Agents Note

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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>> **room description**

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Jade Nevard		
Mrs H.J. Norman-Lane		

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