



**Plumtree Mobile Home Park, Marham, PE33 9JH**

**welcome to**

**Plumtree Mobile Home Park, Marham**

>> BE THE KING OF THE PARK!! A 3 bedroom detached park home, set within the popular Plumtree Mobile Home Park in Marham - a site you can live on all year round! The property boasts a modern kitchen, dining room, conservatory, en suite facilities, its own low maintenance garden & off-road parking!



**Accommodation:**

Steps leading up to the part glazed UPVC external entrance door, through two 'grand' concrete pillars.

**Entrance Hall**

Carpet flooring, doors opening to the kitchen, shower room and a further door opening to:

**Lounge**

Electric fireplace with decorative surround and hearth, television and telephone points, carpet flooring, wall mounted air conditioning unit, UPVC double glazed windows to the side aspect.

**Dining Room**

Carpet flooring, radiator, UPVC double glazed windows to the side aspect.

**Kitchen**

An extensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in double oven and ceramic hob with concealed cooker hood over, integrated washing machine, integrated fridge-freezer, radiator, hard flooring, ceiling spotlights, UPVC double glazed window to the side and rear aspects.

**Master Bedroom**

Built-in bedroom furniture, wall mounted air conditioning unit, UPVC double glazed windows and door opening to the conservatory.

**En Suite Shower Room**

Stunning en suite comprising low level w.c, vanity hand wash basin with storage under and cabinets at either side, heated towel rail, glazed shower cubicle with mains connected shower unit, vinyl flooring and UPVC double glazed window to the side aspect.

**Conservatory**

Of UPVC construction with double glazed windows over looking the open fields behind.

**Bedroom 2**

Fitted bedroom furniture, cupboard, radiator, carpet flooring, UPVC double glazed window to the side aspect.

**Bedroom 3**

Fitted bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the side aspect.

**Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with shower attachment over, wood effect flooring, UPVC double glazed window to the side aspect.

**Outside**

Immediately in front of the property there is a decorative artificial turfed frontage with a selection of shrubs and plants, a driveway to the side provides off-road parking and leads to the entrance.

The rear garden is crazy paved to provide a seating area along with an artificial turfed area, a timber door opens to the outbuilding and the property backs onto open fields where live stock can often be seen wondering the grasslands.

**Location**

The popular village of Marham sits approximately halfway between the market towns of Swaffham and Downham Market and is well-known for its RAF connections and airfield. The village offers a shop, primary school, doctor's surgery, pizza, Indian and Chinese take-aways, and a Naffi convenience store. There is also a church, bowls club and the village is on a regular bus route. A broader range of amenities are available in nearby Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

**Agents Note**

This park home is subject to site charge and service

charges of approximately £220 per calendar month. Further details of this can be obtained from William H Brown.

**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 using a solicitor. 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110967](http://williamhbrown.co.uk/Property/SFM110967)



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## Plumtree Mobile Home Park, Marham

- Grand 3 bedroom detached park home
- Presented in excellent condition throughout
- Large lounge, kitchen, dining room and conservatory
- Fitted furniture to all bedrooms and En suite to the master
- Low maintenance front and rear gardens and backing onto open fields

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



### directions to this property:

From Swaffham town centre, take the A47 in the direction of King's Lynn and take the first exit at the roundabout, sign posted Downham Market. After approximately 4 miles, turn right sign posted RAF Marham and Narborough. After a couple of miles, turn left towards the village of Marham. Keep on this road and proceed through the village and around a right hand bend and then a left hand bend, where the Plumtree Park development can be found on the right hand side. Follow the road through the development and the property will be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110967 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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