



WOODLANDS WAY, STANTON, IP31 2UH

£289,000

Discover contemporary, low-maintenance living in this brand-new park home, perfectly situated in a peaceful corner of a desirable retirement community in Stanton. Designed for comfort, the property offers spacious accommodation throughout, featuring an open-plan, fully integrated kitchen and dining room that flows seamlessly into a bright sitting room. Accommodation includes a master bedroom with a sleek en-suite, alongside a comfortable guest bedroom served by a modern family bathroom. Step outside to enjoy a private garden complete with a patio seating area, offering a blank canvas ready to make your own. Additional conveniences include dedicated parking and a private garage, all while keeping you close to local community amenities.

allhomes

WOODLANDS WAY

- Chain Free - New Park Home
- Residential Park For The Over 50's In Stanton
- Stylish Kitchen/Dining Room
- Gas Fired Central Heating
- Spacious Sitting Room
- Master Bedroom With En-Suite
- Garage & Parking
- Garden
- Close To Community Amenities and Bus Stop
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Large storage cupboard. Cupboard housing the boiler. Radiator.

Kitchen/Dining Room

Quality kitchen with a wide range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Built in oven, microwave, hob with extractor hood over. Integrated dishwasher, full fridge freezer and washing machine. Windows to rear. Door to the rear garden. Opening to the dining area with double doors to the sitting room. Window to front. Radiator.

Sitting Room

Spacious room with modern fireplace. Windows to front, side and rear. Double patio doors to the side garden. Two radiators.

Bedroom 1

Double room with fitted wardrobes and bedside tables. Window to rear. Radiator.

En-Suite

Modern suite, WC and wash basin vanity unit. Shower cubicle with rainfall shower head and handheld attachment. Window to side. Heated towel rail.

Bedroom 2

Double room with fitted wardrobes and bedside tables. A bay window to front and window to side. Radiator.

Bathroom

Stylish suite, WC and wash basin vanity unit. Bath fully tiled with rainfall shower head over and handheld attachment. Window to front. Heated towel rail

Outside

Fully enclosed with a patio seating area and stairs to access doors. Laid to soil ready to seed or turf.

Garage

Up and over door. Power connected. Pedestrian door to the garden.

Agent's Note

The park home is an Foundry Living Iron Model. The size is 45ft' x 22ft'. The current pitch fee is £244 per month reviewed annually and a current separate water charge £11.60 pcm. 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.

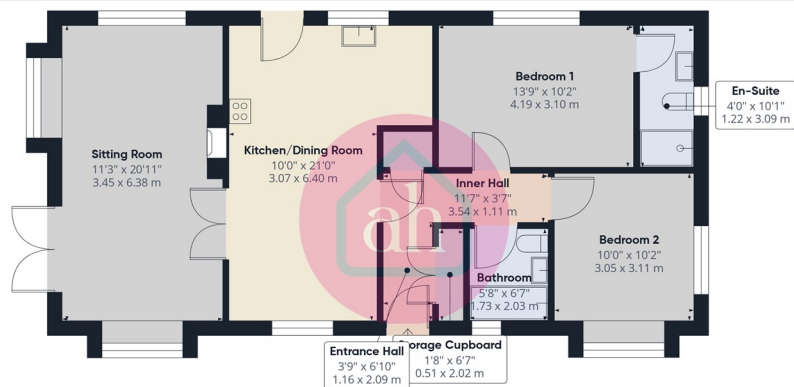
Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

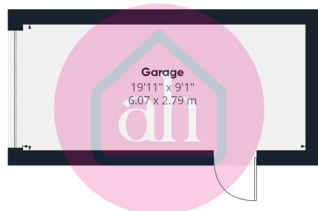


WOODLANDS WAY





Ground Floor Building 1



Ground Floor Building 2

allhomes

Approximate total area¹
1065 ft²
98.8 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.

GIRAFFE360



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

EPC Rating: Council Tax Band: A

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes