



Bramble Close, Attleborough NR17

Guide Price £175,000

DONNA VINCENT
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- Ref:DV1198
- 2016 Barnwell 40' x 20' Ex-Show Park Home
- Exclusively for the Over 45s
- Two Bedrooms
- Main Bedroom with En-Suite & Dressing Area
- Recently Redecorated Throughout
- Furnishings & Integrated Appliances Included
- Separate Lounge & Dining Room
- Corner Position with Garden, Garage & Parking
- 5–10 Minute Walk to Attleborough Town Centre & Bus Stop Nearby

Council Tax Band: A

JUST BRING YOUR BED AND MOVE STRAIGHT IN! This beautifully presented 2016 Barnwell 40' x 20' park home was originally an ex-show home and offers spacious, comfortable and easy-to-manage living exclusively for the over 45s.

Recently redecorated throughout and offered furnished, the home is ready for its new owner to simply move in and enjoy. The generous accommodation includes a welcoming lounge, separate dining room, fitted kitchen, two bedrooms, an en-suite to the main bedroom and a further bathroom.

The kitchen is particularly well equipped, with integrated appliances including a fridge/freezer, washing machine, electric hob and oven, while furnishings including a sofa, TV, coffee table, dining table and chairs are also included – so, quite literally, just bring your bed!

Outside, the property benefits from its own garden, garage and additional storage shed, providing that all-important extra space rarely associated with low-maintenance living.

Perfect for anyone looking to downsize without compromising on comfort or space, the home is also ideally positioned just a 5–10 minute walk from Attleborough town centre, putting shops and everyday amenities within easy reach with a bus stop also conveniently located nearby.

A fantastic opportunity to enjoy a more relaxed lifestyle in a spacious, beautifully presented home that's ready to move straight into.

Accommodation included:

Entrance Hall Front entrance door opening into the hallway, radiator and useful built-in storage cupboard. Doors lead to both bedrooms, the bathroom and dining room.

Lounge A comfortable dual-aspect lounge with plenty of natural light, featuring an electric fireplace and radiator. The sofas, TV and coffee table are all included, making this a room that's ready to simply move into and enjoy.



Dining Room A separate dining area with radiator and dining table and chairs included. Half-glazed double doors open into the lounge, with a further door leading through to the kitchen.

Kitchen Fitted with a range of matching wall and base units with work surfaces over, incorporating a one-and-a-half bowl sink unit. Integrated appliances include a fridge/freezer and washing machine, together with an electric hob with oven below and cooker hood above. Wall-mounted gas boiler concealed within a matching cupboard. A side external door with steps provides access into the garden.

Bedroom 1 A well-proportioned main bedroom with two radiators and two bedside cupboards. Open-plan fitted wardrobe area with matching fitted dressing table, door to the En Suite.

En Suite Fitted with a corner shower enclosure, WC and wash hand basin. Tiled flooring and chrome heated towel radiator.

Bedroom 2 A comfortable second bedroom offering excellent storage, with two built-in double wardrobe cupboards and two overhead storage cupboards positioned above the bed area. Radiator and two bedside cupboards.

Bathroom Fitted with a bath, WC and wash hand basin with useful storage cupboards below. Tiled flooring and chrome heated towel radiator.

Outside A useful concrete-built garage with up-and-over door, light and power connected, together with a side UPVC personal door.



Garage Occupying a corner position, the property benefits from timber gated access to both sides leading into the garden. There is a resin hardstanding/patio area, together with an area of lawn, while the remainder of the garden is predominantly paved for ease of maintenance.

The garden also features a raised vegetable bed, useful metal storage shed and outside tap. Off-road parking is provided in front of the garage.

Agents Note

Prospective purchasers are advised that the current monthly pitch fee is £209, which is subject to annual review.

We understand that the development is exclusively for residents aged 45 years and over and that a covenant is in place preventing the property from being let or used as a holiday home.

The tenure of the property is understood to be leasehold on a rolling lease. Prospective purchasers should ask their legal representative to verify the tenure, lease terms, pitch agreement, charges and any restrictions prior to purchase.

There are also optional inspection costs associated with the park home. We understand these currently comprise an annual roof inspection at £25 and an inspection beneath the park home, generally carried out every five years, currently costing £165.

All fees, charges, inspection intervals and development restrictions quoted are understood to be correct at the time of marketing but should be independently verified by prospective purchasers and their legal representatives.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.





ANTI-MONEY LAUNDERING REGULATIONS - We are required by law to conduct Anti-Money Laundering (AML) checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance, and in ensuring the accuracy and continuous monitoring of these checks. Our partner, Movebutler, will carry out the initial checks on our behalf. They will contact you once your offer has been accepted, to conclude, where possible, a biometric check with you electronically.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Movebutler and complete all Anti-Money Laundering (AML) checks before your offer can be formally accepted.

Important Information Regarding Referral Fees

In accordance with the Estate Agents (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may offer certain services to sellers and purchasers from which we may receive a referral fee upon completion.

Specifically:

For conveyancing services, we typically receive a referral fee of £138.00 (inc. VAT).
For mortgages and related financial products, our average share of commission from a broker is £250 (no VAT). However, this amount may be subject to proportional clawback by the lender if the mortgage or related product is cancelled early.

