





# WOODLANDS WAY, STANTON

IP31 2UH

£155,000

FREEHOLD

Situated on the popular Shepherds Grove retirement park in Stanton, this well-presented two-bedroom park home occupies a good-sized plot and offers comfortable accommodation throughout. The property benefits from a detached single garage, providing useful storage and additional convenience. Offering an excellent opportunity for those looking to enjoy a relaxed retirement lifestyle within a friendly park setting. Viewing is highly recommended.

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# WOODLANDS WAY

• Enclosed & Substantial Rear Garden • Garage & Driveway • Residential Park For The Over 50's In Stanton • Gas Fired Central Heating • Two Double Bedrooms • Spacious Sitting/Dining Room • Well Appointed Kitchen • Located In A Popular Community With Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





## Sitting Room

Lovely views over the rear garden. Dual aspect windows to side with two double French doors onto garden. Two radiators.

## Kitchen

A range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Freestanding cooker with hob and extractor fan. Space for full fridge freezer. Water softener and boiler. Double utility storage cupboard with plumbing for washing machine. Window and side door to the garden.

## Inner Hall

Radiator.

## Bedroom 1

Double room with window to front and French doors to side. Walk-in wardrobe. Radiator.

## Bedroom 2

Double room with dual aspect windows to side and front. Fitted wardrobes. Radiator.

## Bathroom

WC and pedestal wash basin. Bath, fully tiled with shower head over. Windows to side. Heated towel rail.

## Outside

## Front Garden

Front garden is mainly laid to lawn with established hedge borders. Drive way offering parking for one car leading to single garage.

## Rear Garden

A generous rear garden which wraps around to the side of the home. The garden is mainly laid to lawn, with specimen trees, patio and a convenient garden shed. Gated access to both sides.

## Garage

Up and over door. Power and light connected.

## Agent's Note

The park home was manufactured in 1983 and is 20' x 32'. The current pitch fee is £186.97 including water per month. The electricity is read and charged monthly.

## Disclaimer

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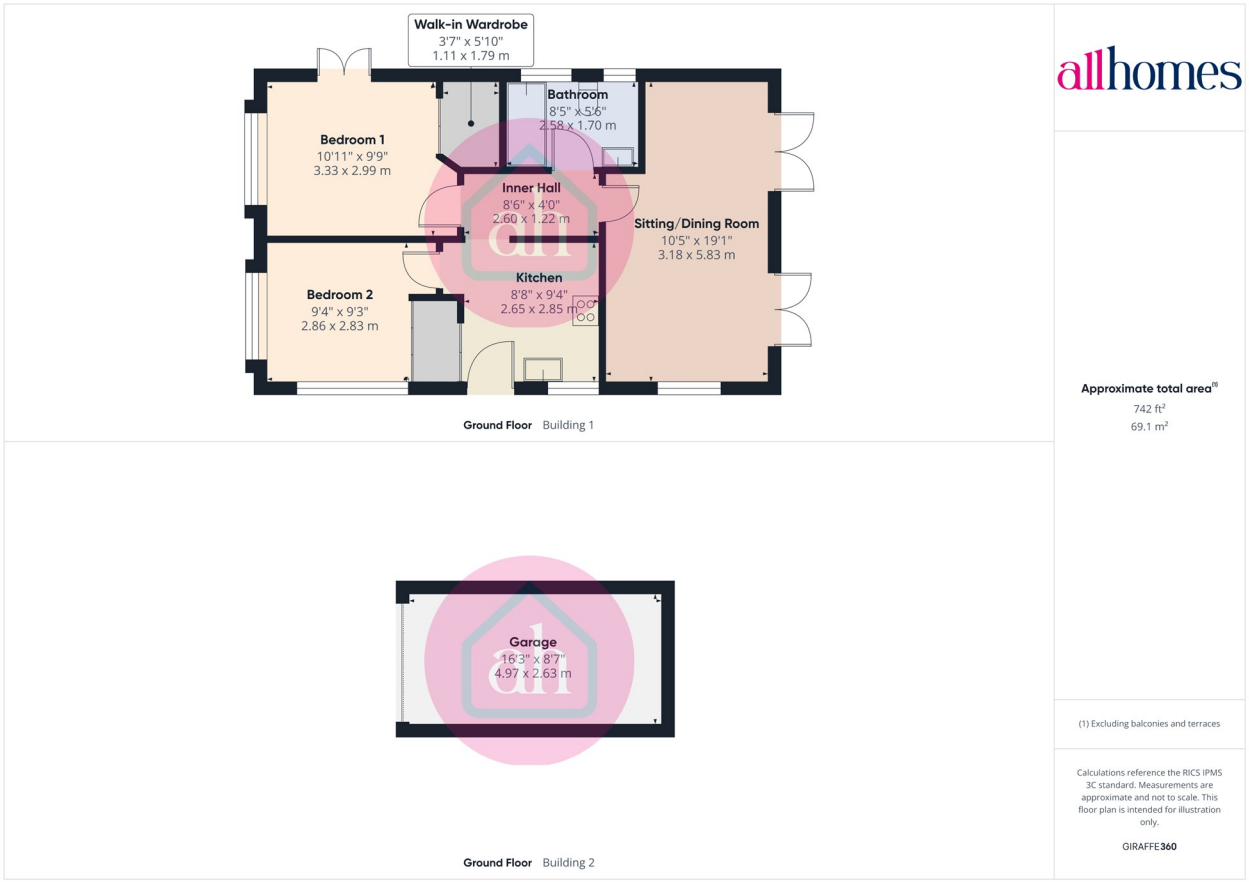
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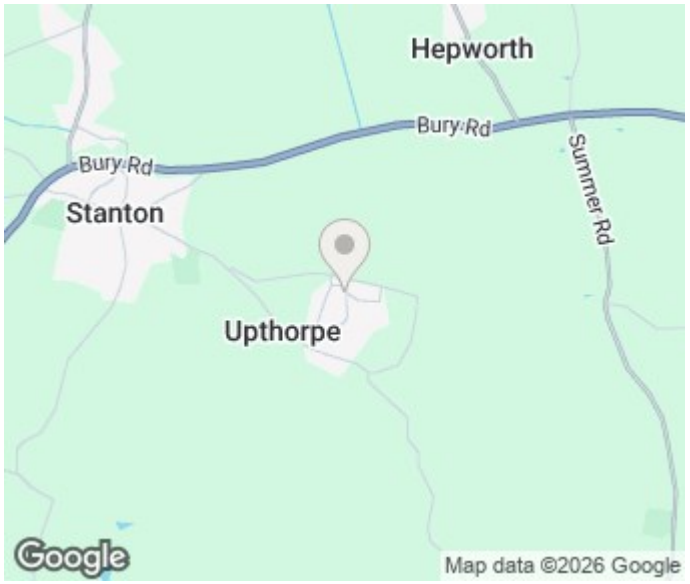


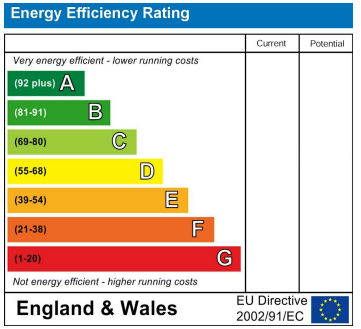









## EPC Rating: Council Tax Band: A

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

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

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