



Woodlands Park, Haveringland Norwich NR10 4PN

welcome to

Woodlands Park, Haveringland Norwich

Stylish detached Residential Park Home situated in a small development, on this rural lakeside park. Excellent accommodation and features set this property apart. it offers 2 Bedrooms,(main ensuite) plus Shower Room, study, spacious living room & kitchen diner, Gardens with woodland back drop.



Kitchen / Diner

18' 11" x 12' 7" max narrowing to 10' 3" min (5.77m x 3.84m max narrowing to 3.12m min)

Fitted Kitchen with a range of wall & base units, work surface over with butler style sink, range style cooker with hood over, integrated dishwasher and space for American style fridge/freezer with unit surround. 2 roof light windows overhead and 2 rear aspect double glazed windows

Bay style double glazed front window & double glazed front entrance door. Vaulted ceiling with recessed lighting, double door coats & domestic cupboard and . Access off to Utility Room, Living Room and Hallway.

Utility Room

9' 5" x 5' max (2.87m x 1.52m max)

Fitted with a range of wall & base units, work surface over with stainless steel sink, integrated washer/dryer, built-in microwave, LPG boiler & double glazed door to rear garden.

Living Room

18' 11" x 10' 10" (5.77m x 3.30m)

Vaulted ceiling, double glazed double doors open to patio at front, 2 bow-style windows to side aspect. 3 illuminated display niche features and flame effect electric fire.

Hallway

High sloped ceiling, access from Kitchen/Diner to remaining rooms.

Study

5' 10" x 4' 10" (1.78m x 1.47m)

Fitted desktop work station and wall units, BT full Fibre Internet Hub, Tall double glazed window.

Shower Room

Suite comprising WC, wash basin atop a base unit and large shower cubicle. Extractor fan, integrated shelving unit, tall double glazed window and tall wall radiator.

Bedroom One

10' x 9' 2" min (3.05m x 2.79m min)

High sloping ceiling rear aspect double glazed bay window. Walk-through dressing room area (with fitted clothing storage), recessed lighting, radiator, roof light window, opens to En-Suite.

En-Suite

Suite comprising WC, wash basin atop base unit & large walk-in shower. Tiling to walls & floor, recessed lighting, roof light window & double glazed window.

Bedroom Two

10' 8" x 9' (3.25m x 2.74m)

High sloping ceiling, front aspect double glazed bay window.

Outside

Attractive approach to the front of the property & with a woodland backdrop. The property enjoys driveway parking for 2 cars and side gate access to the rear garden. An attractive wide stepped & paved patio terrace approach to the front entrance doors, partly glass screened.

The front garden is laid to lawn with a number of established trees & shrubs.

The rear and side gardens are fenced and back pleasingly onto established woodland (managed by the site). They offer paved patios, lawns and gravel areas linked by pathways. Workshop and tool store with light and power, The illuminated circular metal pergola, with integrated seating.

Agent's Note

1. Held on a licence and responsible for site charge (£3,289.20 per annum for 2025), which includes water and drainage
2. Residential use
3. Age limit 45+
4. Pets are permitted

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Woodlands Park, Haveringland Norwich

- Modern Residential Park Home
- Stylish & spacious Accommodation
- En-suite & Dressing Room to Main Bedroom
- Second bedroom and a study
- Living Room & Kitchen/Diner - each measuring 18'11"

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103880 - 0008

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