



**Alder Country Park, Bacton Road, North Walsham NR28 0RA**

**welcome to**

## **Alder Country Park, Bacton Road, North Walsham**

**\*\*HIGH SPECIFICATION HOLIDAY LODGE\*\***

This modern, well maintained holiday lodge, with two bedrooms, open plan living space and parking for one vehicle is set on the popular Alder Country Park, in North Walsham.



Nestled comfortably between North Norfolk and The Broads, Alder Country Park is situated on the outskirts of North Walsham and provides easy access to all that North Norfolk has to offer. The park benefits from luxury on-site facilities such as on-site restaurant, open swimming pool and gym. The lodge offers accommodation comprising open plan lounge/ kitchen/ dining area, two bedrooms, ensuite, family bathroom and ample outside decking area. This property is perfect as a holiday let.

### Lounge

21' 4" x 21' 2" (6.50m x 6.45m)

Electric fire, radiators, Karndean flooring, windows and doors onto the decking.

### Kitchen

Fitted kitchen area with range of wall and base units and work surfaces over, island, built in dishwasher and fridge freezer, stainless steel sink drainer, gas oven and hob.

### Utility Room

26' 2" x 2' 7" (7.98m x 0.79m)

Washing machine, boiler and Karndean flooring.

### Bedroom One

16' 4" x 12' 2" (4.98m x 3.71m)

Windows to the side and rear aspects, radiator and Karndean flooring.

### En Suite

Suite comprising walk in shower, wash hand basin and WC, radiator, window to the rear aspect and Karndean flooring.

### Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Built in wardrobe, built in bunk beds, window to the side aspect and Karndean flooring.

### Bathroom

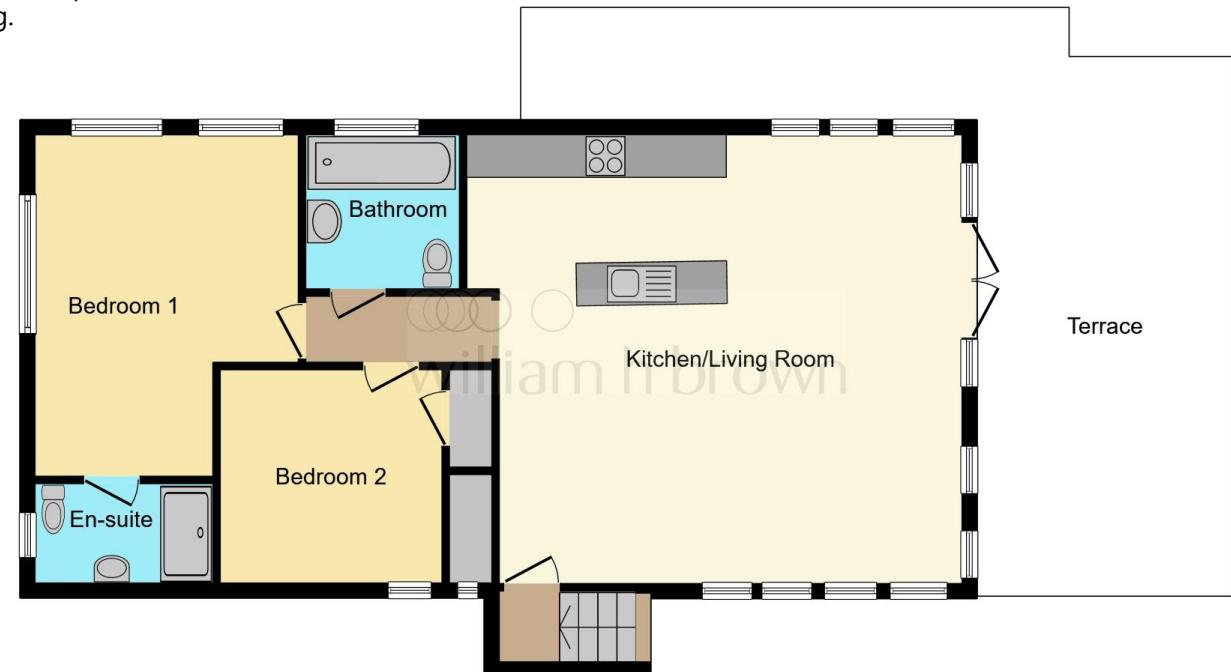
Suite comprising bath with mixer tap and shower attachment over, wash hand basin and WC, window to the side aspect, heated towel rail and Karndean flooring.

### Exterior

Terrace with seating area with a heated hot tub.

### Agents Note

Residential Licence may be available at the park owner's discretion.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Alder Country Park Bacton Road, NORTH WALSHAM

- Open Plan Kitchen/ Diner/ Living Room
- Two Bedrooms
- All Furniture and Appliances included with Sale
- Off Road Parking
- Four Miles from the Coast
- Walking Distance to North Walsham Town Centre

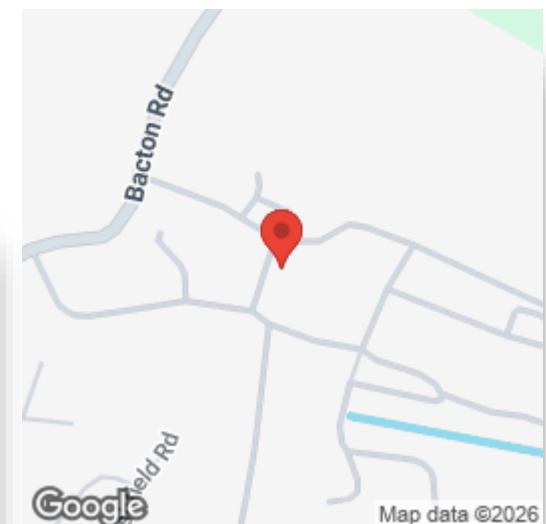
Tenure: EPC Rating: Exempt

Council Tax Band: Deleted

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.

fixed price

**£40,000**



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Property Ref:  
NWM109964 - 0003

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