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## **26 Moorhen Way Kingfisher Holiday Park, Burgh Castle, NR31 9PY**

- **STATIC CARAVAN HOLIDAY HOME**
- **SUNDECK**
- **TWO BEDROOMS**
- **BEAUTIFUL LOCATION**
- **PARK FACILITIES**
- **PLEASANT NORFOLK PARK**
- **GAS CENTRAL HEATING**
- **FULLY FURNISHED**
- **PARKING**
- **11 MONTH SEASON**

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### **Kitchen Diner** 11' 10" x 7' 11" (3.61m x 2.41m)

Through the Kitchen door and into your Dining Room Kitchen. Fully fitted with a range of base and wall units plus appliances including a cooker, fridge freezer and a stainless steel sink. Two windows attract plenty of light and there's a vinyl floor covering, a cupboard housing the central heating and hot water boiler, radiator and open plan to your ...

### **Lounge** 11' 10" x 11' 0" (3.61m x 3.35m)

Plenty of room for the family here in this light, bright and spacious Lounge. Panoramic windows and french doors lead out to your sun deck to front and two further windows either side. There's a radiator, fireplace, fitted carpet and furniture included.

### **Central Hallway**

Toward the rear of the holiday home, this central hallway features doors leading off to both Bedrooms and ...

### **Shower Room** 3' 3" x 8' 3" (1.00m x 2.51m)

A suite comprising of a large walk-in shower cubicle, vanity wash hand basin and low level WC. There's an opaque window and fitted carpet.

### **Bedroom 2** 9' 3" x 5' 8" (2.83m x 1.73m)

Includes a single bed, wardrobe, window and fitted carpet.

### **Master Bedroom** 11' 10" x 9' 0" (3.61m x 2.75m)

Running the whole width of the caravan, your Master features a window, wardrobes, fitted carpet and double bed. Another room comes complete with plumbing and houses an automatic washing machine.

## OUTSIDE

Just imaging being sat on your Sun Deck with a glass of something nice watching the sun go down. You are located on a super plot with a central lawned feature, and are surrounded by an array of mature trees, plant and shrubs. Plenty of storage and the plot comes complete with a parking space to side.

## SUMMARY

This holiday home is being offered for sale privately and all negotiations regarding site fees with Kingfisher Holiday Park. To view however, call the number on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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# STATIC CARAVAN HOLIDAY HOME on PLEASANT RURAL PARK IN BURGH CASTLE

We are pleased to offer for sale this lovely two bedroom holiday home located in Kingfisher Holiday Park in Norfolk. Fully furnished, your accommodation comprises of a light bright Lounge open plan to your Dining area and fully fitted Kitchen.

To the rear and super double Bedroom, single Bedroom and Shower Room. All this with a stunning Sun-deck, Storage, Driveway and situated on a plot surrounded by mature trees, plants and shrubs plus the caravan features the creature comforts of double glazing and calor gas central heating. An impressive family holiday home, just unpack your bags and move in to enjoy this tranquil countryside setting.

## LOCATION AND AMENITIES

Kingfisher Holiday Park is a 30 acre holiday park on the Norfolk Broads. Much thought has gone into the design of Kingfisher with intimate crescent shaped cul-de-sacs, grassed areas and water features. Away from the park, the lively seaside town of Great Yarmouth is just five miles east where you can find everything from the Pleasure Beach and Sealife Centre to all the shops and restaurants. A little closer is Gorleston on Sea with stunning beach and bustling high street.

**Contact:** The ONE ONLINE Team | **Mobile:** 07787 436600 | **Email:** [info@one-estates.co.uk](mailto:info@one-estates.co.uk)



26 MOORHEN WAY, BELTON

TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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