







Found in a wonderful woodland setting, this detached 2 bedroom park home has been refurbished with extreme attention to detail. Benefitting from improved insulation both internally and externally and fully plastered throughout. The double bedrooms are both of a generous size with views over the neatly finished low maintenance garden and the woodlands beyond. The updated shower room feels spacious with plenty of storage. There is a good sized open plan sitting/dining room which is open to the bright and modern kitchen. The property further benefits from a garage and off road parking. This home must be viewed to appreciate the great care and high quality finish that has been observed. Call us to arrange your viewing now!

### Entrance Porch

7' 1" x 2' 8" (2.16m x 0.81m)

Sliding uPVC door to side.

### Sitting/Dining Room

19' 0" x 16' 1" (5.79m x 4.90m)

L-shaped room with two windows to front and window to side. Three radiators and recess ceiling lighting. Oak internal door and open to kitchen.

### Kitchen

11' 10" x 9' 3" (3.60m x 2.82m)

A stylish and modern kitchen with a good range of wall and base cupboard and drawer units. Built in double oven, gas hob with extractor hood over. Space for American style fridge/freezer and plumbing and space for dishwasher. Stainless steel sink with drainer. Kick space heater. Recess ceiling lighting and window to side.

### Rear Porch/Utility

6' 10" x 3' 2" (2.08m x 0.96m)

Counter top with space and plumbing for washing machine under. uPVC door to front and window to side.

### Hallway

8' 11" x 2' 4" (2.72m x 0.71m)

Oak internal door.

### Bedroom 1

16' 6" x 9' 4" (5.03m x 2.84m)

Large double bedroom with window to side and French doors into garden. Views to the garden and the woodlands beyond. Radiator and oak internal door.

### Bedroom 2

9' 5" x 8' 10" (2.87m x 2.69m)

Double bedroom with window to rear and radiator. Views to the garden and the woodlands beyond. Oak internal door.

### Shower Room

7' 9" x 6' 10" (2.36m x 2.08m)

Walk in shower, wash basin with vanity and WC. Triple built in storage cupboards, housing boiler and shelving with sliding doors. Window to side, radiator and recess ceiling lighting. Oak internal door.

### Front Garden

Mainly laid to lawn with decorative pebbles. Driveway with parking for one vehicle. Paved pathway to door, laid with various shrubs and enclosed fencing. Block paved areas to sides.

### Rear Garden

A low maintenance garden with paving and decorative pebbles. Looking out to woodlands beyond. Arranged over different levels with steps up. Enclosed by fencing with shed and access gates to front on both sides of home. Outside tap and power socket.

### Garage

16' 10" x 8' 6" (5.13m x 2.59m)

Electric roll away door. Power and lighting.

### Agent's Note

The park home was built in 1981 and is 36' x 20'. The current pitch fee is £158.04 per month including water, sewerage is a separate payment to Anglian Water. Use entrance D to find home.



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