





This two bedroom detached park home is situated on a large plot with a private and secluded garden. It offers spacious accommodation with two bedrooms and bathroom. A large sitting room enjoys plenty of natural light and leads to the dining room. There is a good size kitchen with a useful utility room to the side. Outside, you will find a lovely mature garden with plenty of privacy and space which surrounds the property with a single garage and parking in front. This is a great chance to purchase a generous park home on a delightful plot in the well served village of Stanton. Call us today to book your viewing!

### **Entrance Hall**

13' 6" x 3' 3" (4.11m x 0.99m)  
Storage cupboard and radiator.

### **Sitting Room**

19' 9" x 10' 10" (6.02m x 3.30m)  
Electric feature fireplace, window to side and radiator.

### **Kitchen**

13' 10" x 8' 3" (4.21m x 2.51m)  
A range of wall and base, cupboard and drawer units. Gas hob with extractor fan over, electric oven, and space for fridge/freezer. Inset sink and drainer. Two storage cupboards one housing the boiler. Door to utility and window to side.

### **Dining Room**

10' 2" x 6' 11" (3.10m x 2.11m)  
Arch to kitchen. Radiator. Windows to front and side.

### **Utility Room**

7' 7" x 5' 10" (2.31m x 1.78m)  
Space and plumbing for washing machine. Window to rear and side. Door to side into garden.

### **Bedroom 1**

12' 7" x 9' 7" (3.83m x 2.92m)  
Double room with built in wardrobes. Radiator and windows to rear and side.

### **Bedroom 2**

9' 5" x 7' 0" (2.87m x 2.13m)  
Single room with built in wardrobe. Radiator and window to rear.

### **Bathroom**

7' 5" x 5' 2" (2.26m x 1.57m)  
Wet room with electric Mira shower. Wash basin and WC. Extractor fan and window to side.

### **Outside**

#### **Front Garden**

Wrapping around the park home and mainly laid to lawn with mature shrubs and trees. There is a single garage and off street parking space to the front.

#### **Rear Garden**

Low maintenance with shingle throughout the garden, beds and mature shrub border.

#### **Agent's Note**

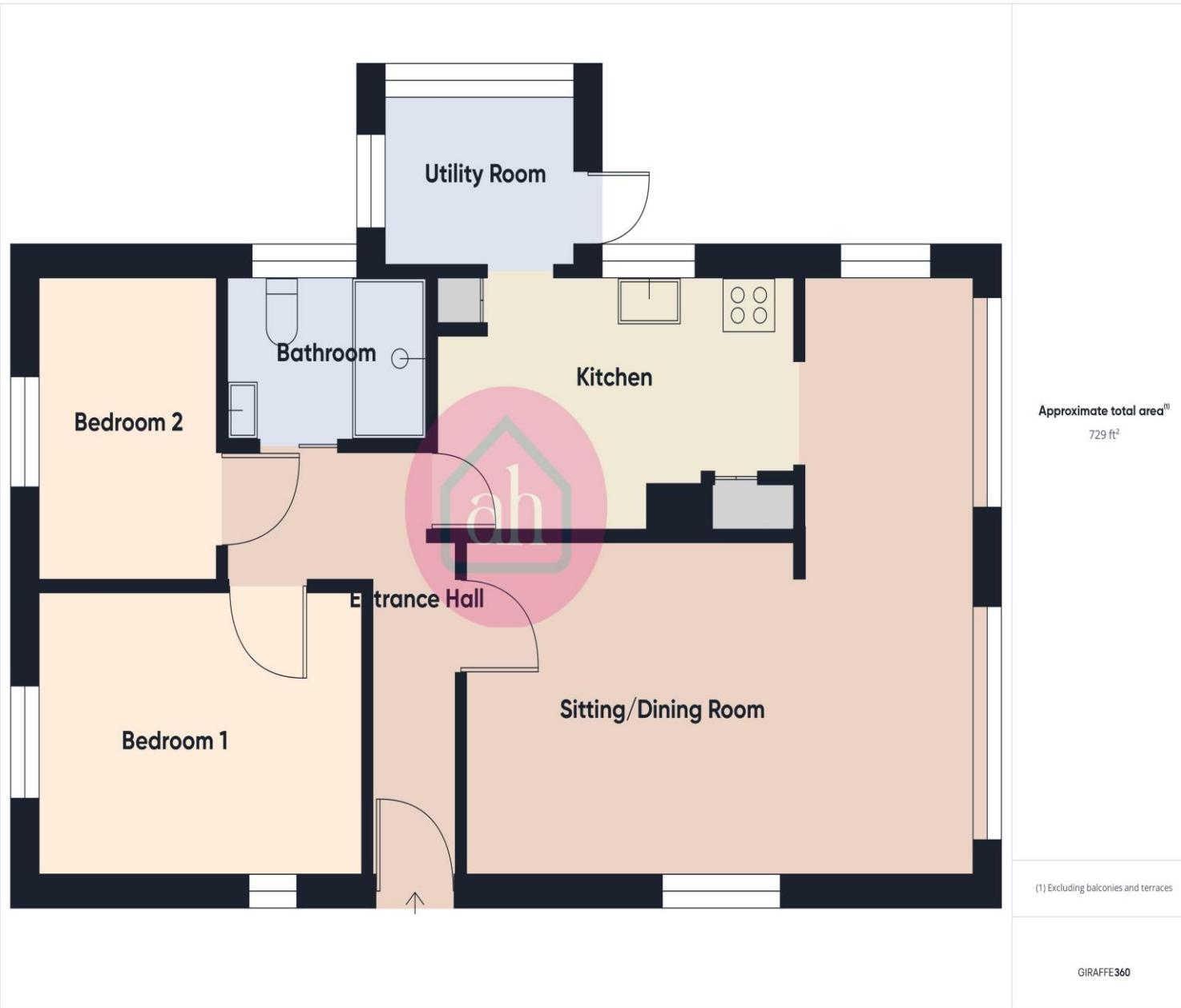
The current pitch fee for this park home is £179.20 per month including water.

Sewerage is a separate payment to Anglian Water.

Pitch fees are reviewed annually.

This is a 1979 Omar Ashdale and the size of this park home is 36 x 20 Ft.

The property has had external insulation installed. This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.