





Step inside this stunning and immaculate detached park home on a very popular residential park for the over 50's. The home is one of the largest on site at 50 x 20ft and is 11 years old. The modern home is presented in excellent order throughout with a large sitting room measuring 19ft! There is ample accommodation on offer featuring 2 good sized bedrooms with the main bedroom benefitting from an en-suite shower room. There is also a stylish bathroom and further useful study. Located in an enviable position, in a quiet cul-de-sac overlooking the green. There is a private and enclosed garden that is very well maintained with access to a single garage and an off street parking space. Close by is the lovely village of Stanton which is well served with many amenities and great transport links. This sizeable home is not to be missed - call us now to book your viewing!

Entrance Hallway

6' 11" x 4' 4" (2.11m x 1.32m)
uPVC front door, storage cupboard and radiator.

Sitting Room

19' 4" x 14' 11" (5.89m x 4.54m)
Feature Dimplex electric fire place and views over the green. Triple aspect with three windows. Three radiators.

Kitchen

14' 8" x 9' 3" (4.47m x 2.82m)
A highly modern kitchen with a range of wall and base, cupboard and drawer units and a useful island unit. Integrated appliances including a fridge/freezer, dishwasher, washing machine and water softener. There is a double oven and gas hob with an extractor fan over. Inset sink and half with drainer. Under counter lighting, wall mounted boiler and window to side. Radiator. Door leading to garden and open arch to dining room.

Dining Room

9' 10" x 8' 6" (2.99m x 2.59m)
Window to side and radiator.

Inner Hallway

11' 7" x 3' 0" (3.53m x 0.91m)
Loft access hatch and radiator.

Bedroom 1

11' 3" x 9' 6" (3.43m x 2.89m)
Double room with built in wardrobes, cupboards, vanity unit and drawers. Radiator and window to side.

En-suite

9' 3" x 6' 0" (2.82m x 1.83m)
Walk in shower cubicle. Wash basin with storage under and WC. Built in cupboards, towel radiator and window to side.

Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)
Double room with built in wardrobes, drawers and vanity unit, radiator and window to side.

Study

6' 7" x 5' 10" (2.01m x 1.78m)
Built in desk and drawers, radiator and window to side.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)
Bath with electric shower over. Wash basin with storage under, mirrored cabinet and WC. Towel radiator and window to side.

Outside

Front Garden

Views over the green, mature plants and shrubs. External water tap and power point.

Rear Garden

A lovely well maintained garden that is private and mainly laid to lawn with mature hedge border. External water tap and power point. Pedestrian door to single garage.

Single Garage

Light and power.

Agent's Note

The park home was built 11 years ago and is 50ft' x 20ft'. The current pitch fee is £227.89 per month including water, sewerage is a separate payment to Anglian Water. This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site. The vendor is also willing to sell furniture and appliances.



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.