

**Flag Hill, Great Bentley  
CO7 8RE  
Offers in Excess of £160,000**







- **BEAUTIFULLY RESIDENTIAL PARK HOME**
- **EXCLUSIVELY FOR OVER 50s**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **WRAP AROUND GARDENS**
- **PURPOSE BUILT OFFICE IN GARDEN**
- **PARKING FOR SEVERAL CARS**
- **EXCELLENT BUS ROUTE, BEACHES & MAJOR TOWNS A SHORT DRIVE**
- **GATED ENTRANCE TO PARK**

Welcome to this FULLY RESIDENTIAL over 50s delightful detached park home, being one of the largest plots on the park, nestled in a quiet and peaceful location just a short drive to beaches and major towns. The open plan lounge and dining room is filled with light from the large windows which are double aspect.

A bright and airy kitchen affords fully integrated appliances including washing machine and dishwasher and offers plenty of cupboard space. There are two good sized bedrooms, the principal with En-suite shower room and a walk-in closet with the second bedroom featuring built-in wardrobes, offering ample storage space.

Overall, this charming detached park home is ready to just move into. One of the biggest plots on the park, this immaculate home has private front, rear and side gardens, along with a purpose built office, parking and ultra comfortable living space that is just ready to be enjoyed. A one off fully residential park home that simply must be viewed.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door. Doors leading to kitchen, dining area, both bedrooms and bathroom, carpet flooring.

#### **LOUNGE**

19' 2" x 11' 2" (5.84m x 3.40m)

An incredibly bright and welcoming room with fitted projector and screen. A super sunny room benefitting from the three double glazed bay windows, one to the front and two to side, carpet flooring, radiator.

#### **DINING AREA**

9' 10" x 9' 2" (2.99m x 2.79m)

A beautifully light and airy space ideal for entertaining guest. Double glazed bay window to the front of the property, carpet flooring.

#### **KITCHEN**

9' 2" x 12' 9" (2.79m x 3.88m)

A variety of base and eye level units, marble effect work surfaces, drainer sink unit with mixer tap, gas hob with cooker hood, electric oven, range of storage cupboards. Integrated washing machine, dishwasher and fridge/freezer. Double glazed window to rear overlooking the garden with door access to rear garden.

#### **BEDROOM ONE**

9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed windows to rear, carpet flooring, radiator. Door to: En-Suite Shower Room, Walk-in Wardrobe.

#### **EN-SUITE SHOWER ROOM**

A contemporary suite embracing vanity basin, low level WC and shower cubicle with plumbed-in shower. Part tiled walls, double glazed frosted window to side, towel rail.



## **BEDROOM TWO**

9' 4" x 9' 4" (2.84m x 2.84m)

Built in wardrobe, carpet flooring, double glazed bay window to front, radiator.

## **BATHROOM**

6' 2" x 5' 6" (1.88m x 1.68m)

A contemporary suite embracing vanity basin, low level WC and enclosed bath. Part tiled walls, double glazed frosted window to front.

## **EXTERIOR**

### **FRONT**

Paved Frontage with steps leading to front door. Driveway to front of the property with space for several cars to park. Electric car charging point installed.

### **REAR**

Own garden plot with shed, outside office space, patio, grass.

### **SIDE**

Garden area.

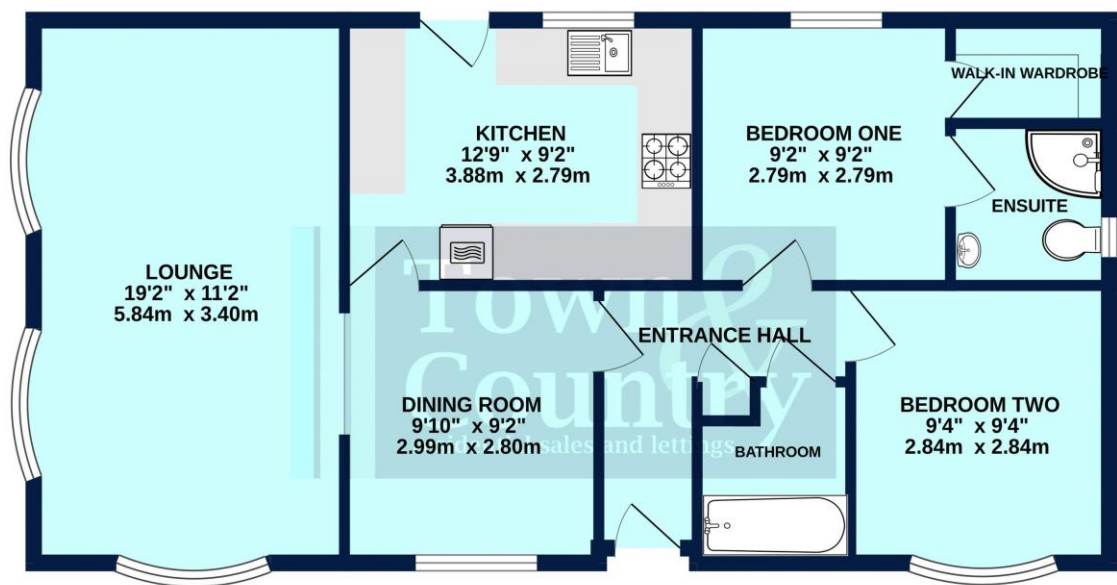








## GROUND FLOOR 749 sq.ft. (69.6 sq.m.) approx.



FLAGSHIP PARK

TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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