



131 SHEPHERDS GROVE PARK

BURY ST. EDMUNDS, IP31 2BN

£140,000

Located in the sought-after woodland setting of Shepherds Grove Park in Stanton, this detached two-bedroom park home offers a peaceful lifestyle exclusively for the over 50s. The property features a bright and airy sitting room, a modern kitchen, and a separate dining area, creating a comfortable and welcoming living space. The master bedroom benefits from an ensuite shower room and a walk-in wardrobe, while a second bedroom and a stylish wet room provide additional flexibility and convenience. Outside, the home is complemented by a well-maintained garden and a private parking space, all within a friendly and tranquil park community.

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131 SHEPHERDS GROVE

- Well Presented Two Bedroom Park Home
- Residential Site For The Over 50's In Stanton
- Master Room With En-Suite
- Gas Fired Heating
- Modern Kitchen Opening To Dining Area
- Driveway & Parking
- Generous Size Sitting Room
- Two Double Bedrooms
- Separate Wet Room & Walkin Wardrobe
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance leading to an inner hall with loft access. Storage cupboard and glazed panel into the sitting room.

Sitting Room

Generous size room with three feature windows to the side and two windows to the front allows plenty of natural light. Electric fire with modern surround. Opens into the dining room. Radiator.

Dining Room

Window to rear. Opening to the kitchen. Radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer with water softener under. Integrated gas hob, electric oven and extractor fan over. Space for full fridge freezer, washing machine and dishwasher. Window to side and door to the rear. Kick board heater.

Bedroom 1

Spacious double bedroom with fitted wardrobes and units. Walk in wardrobe. Window to side and rear. Radiator .

En-Suite

WC and corner pedestal wash basin. Separate shower cubicle. Window to rear aspect and radiator.

Walk In Wardrobe

Bedroom 2

Double room with fitted wardrobes and units. Window to side. Radiator.

Wet Room

WC, pedestal wash basin and sealed shower area. Storage cupboard. Window to front. Radiator.

Outside

Front Garden

A lovely, well-kept front garden features established flower beds around a neat lawn, with a small mature hedge section and chain fencing. A pathway with steps leads to the front door, and there is a handy storage shed to the side.

Rear Garden

Small lawn area to the rear with established tree and steps into the kitchen.

Parking

For one vehicle to the rear of the property.

Agent's Note

This park home is 38' x 20' Omar Collerado and is around 17 years old.

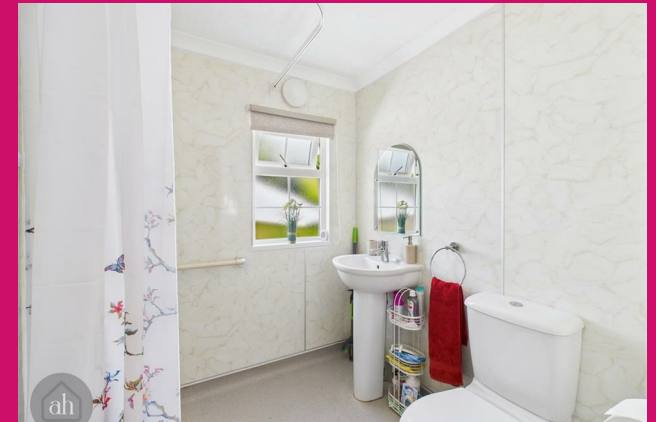
The pitch fee is £235 per month including water. The fee is reviewed annually.

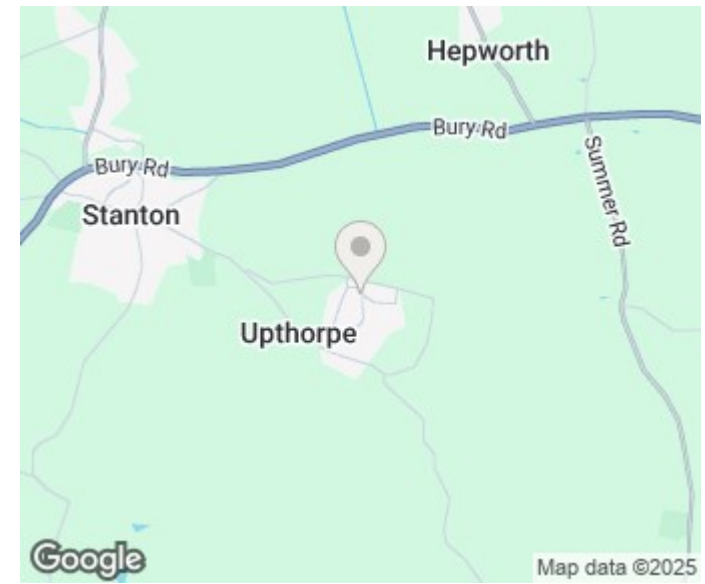
This is a residential retirement site for the over

50's, you are allowed to have one dog or one cat on site and one car.



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EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

All Homes
28 Thurston Granary, Thurston
Bury st Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com