



SHEPHERDS GROVE PARK, STANTON

IP31 2BW

£150,000

This beautifully presented detached home is ideally situated within this retirement park, offering picturesque views over an open green space. Featuring two bedrooms, including one with an en-suite, and a separate bathroom, the home boasts a stylish, modern kitchen that seamlessly connects to a dining area and a spacious sitting room. Abundant natural light fills the interior, while well-maintained gardens surround the property. A garage to the side provides additional convenience. Viewing is highly recommended to fully appreciate all that this home has to offer.

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DROVERS RISE

- Detached Spacious Two Bedroom Park Home For Over 50's
- With En-Suite & Bathroom
- Modern and Stylish Kitchen
- Gas Fired Central Heating
- Garage & Driveway
- Good Size Sitting/Dining Area
- Lovely Views Across Well Maintained Green Area
- Established Private Garden
- Large Park Home 40 ft x 20 ft
- External Wheelchair Platform Lift



Entrance Hall

Storage cupboards and radiator

Sitting/Dining Room

Spacious well proportioned room with bay windows to front and window to side. Wall mounted electric fire. Radiator

Kitchen

Modern kitchen with wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in oven and microwave oven, electric hob with extractor hood over. Space for slimline dishwasher. Opening to the dining area offering open plan entertaining. Window and door to side

Utility Room

Matching wall and base cupboards with small work top over. Integrated fridge freezer and space for washing machine. Cupboard with gas boiler.

Bedroom 1

Double room with fitted wardrobes. Window to rear and radiator.

En-Suite

WC and wash basin vanity unit. Separate shower cubicle. Window to side. Heated towel rail

Bedroom 2

Double room with window to side. Radiator

Bathroom

WC and pedestal wash basin. Bath with shower attachment. Window to side and heated towel rail.

Outside

Front Garden

Laid mainly to lawn with driveway leading to garage and pathway to the rear.

Rear Garden

Generous size plot enclosed by mature hedge and trees. Laid mainly to lawn with shrub borders. Patio seating area. Shed

Garage

Electric roller door. Power connected

Agent's Note

The current pitch fee for this park home is approx £166.00 per month which includes the water.

Sewerage is a separate payment to Anglian Water.

Pitch fees are reviewed annually.

The size of this park home is 40 x 20 ft and the age of the home is 1986

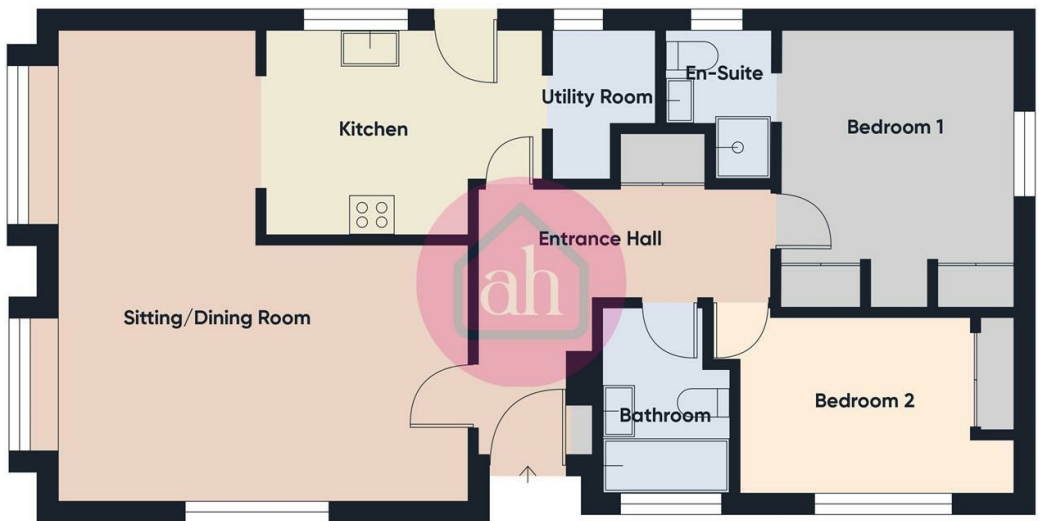
There is a lift from the ground level to the front door.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



DROVERS RISE





Approximate total area¹
757.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: n/a 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

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