



01502 576840  
[www.angeandco.co.uk](http://www.angeandco.co.uk)

Chestnut Drive, Chapel Road  
Carlton Colville, Lowestoft, NR33 8BL

**£25,000**

Situated on a POPULAR site in Carlton Colville, this 2 bedroom park home is offered to the market with NO ONWARD CHAIN. This mobile home is in a GATED COMMUNITY & is an ideal 2nd home. The property offers fantastic alternative living comprising; lounge, kitchen / breakfast room, 2 bedrooms & bathroom with ENSUITE to master. uPVC DG & GCH throughout with large decking area & off-road parking.  
\* CALL TO VIEW \*

### KITCHEN / DINER

12' 5" x 9' 3" (3.81m x 2.84m)

Through the uPVC part double glazed door into the kitchen / diner. Comprising a range of wall and base units with worktop, inset sink / drainer, oven, hob with extractor over, integrated fridge / freezer and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator and power points. Sliding doors into the...

### LOUNGE

13' 4" x 12' 5" (4.08m x 3.81m)

Offering views over the front of the property, the lounge has fitted carpet, uPVC double glazed windows, radiator, TV, power points, electric fire and uPVC part double glazed French doors out to the balcony.

### INNER HALLWAY

With access to both bedrooms and bathroom. Fitted carpet and radiator.

### BEDROOM 1

9' 4" x 8' 0" (2.86m x 2.45m)

Double bedroom has fitted carpet, uPVC double glazed windows, radiator, power points and built-in wardrobes offering your storage solution. Door into the...

### ENSUITE

White suite comprises a low level WC, pedestal basin and cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor.

### BEDROOM 2

8' 8" x 5' 4" (2.66m x 1.65m)

Fitted carpet, uPVC double glazed window, radiator, power points and a built-in wardrobe offering your storage solution.

### BATHROOM

White suite comprises a low level WC, vanity unit with inset basin and a 'P' shaped bath with mixer tap, mains shower and screen. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor.

### OUTSIDE

Raised decking area provides the perfect space for alfresco dining and entertaining with external lighting and power points. Allocated off-road parking for one vehicle with further on-site parking.

### ADDITIONAL INFORMATION

LEASE AGREEMENT - A rolling yearly contract.

GROUND RENT - £3,045 per annum.

GAS & ELECTRICITY - monthly payments vary dependent on usage.

WATER & SEWAGE - £554.06 per annum.

Carlton Manor Country Park is open 50 weeks out of the year; the site will be closed between 15th January to 29th January.



CHESTNUT DRIVE, CHAPEL ROAD, CARLTON COLVILLE, NR33 8BL  
TOTAL APPROX. FLOOR AREA 531 SQ. FT. (49.3 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropac ©2021

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: [info@angeandco.co.uk](mailto:info@angeandco.co.uk)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.