



### 3 The Squirrels, Forest Park, Northrepps, Cromer, NR27 0JR

**£150,000**

- Beautiful lodge home
- 2 bedrooms (1 en-suite)
- 3 reception rooms
- EPC Rating: TBC

A stunningly presented and spacious 2 bed park home set in a very tranquil location on Forest Park. It has 3 reception rooms, 2 bedroom (1 en-suite) parking and gardens. Ideal for those who want to get away from it all! Ten months a year occupancy.



## Property Description

### OVERVIEW

Deep in the heart of the ever popular Forest Park, this beautiful lodge ticks all the boxes. Deceptively spacious inside with 3 reception rooms, 2 double bedrooms (1 en-suite) a large external decking area, private gardens and parking, this would make a fantastic main home or 2nd home.

### FIRST IMPRESSIONS

To the front of the property is a shingled parking space for 2/3 cars. The lodge is surrounded by lawns, shrub beds and mature trees. In one corner of the garden is a summerhouse. Surrounding the lodge on three sides is a large timber decking area, ideal for al-fresco dining and relaxing. The main entrance door is to the side aspect opening into the hallway.

### HALLWAY

From the hall, doors open to the lounge, kitchen, the two bedrooms and the bathroom. Built in storage cupboards.

### OPEN PLAN LOUNGE/DINING ROOM

L shaped room with French doors opening on to the decking, Doors to the kitchen and sliding glazed doors to the conservatory. TV point and carpeted flooring.

### CONSERVATORY

Double glazed windows to 3 sides with French doors opening on to the decking.

### KITCHEN

Fully equipped kitchen with base and wall mounted units with worktops over. Built in appliances include a fridge, freezer, dishwasher, four ring gas hob and electric oven and grill. A door opens to the decked area.

### MASTER BEDROOM AND EN-SUITE

A double bedroom with an en-suite shower room with shower, WC and wash hand basin. The bedroom has a built in wardrobe.



#### BEDROOM 2

A double bedroom with a built in wardrobe.



#### BATHROOM

Three piece suite with a bath with shower attachment, WC and a wash hand basin.



#### OCCUPATION

The lodge can be occupied from 15th March to Jan 15th every year.

#### ANNUAL FEES

The site charges the owner £4311 per annum for site fees.

#### RESTRICTIONS

The lodge cannot be used for commercial holiday lettings.  
Pets are allowed.

#### INCLUSIONS OF SALE

The property is being sold with many of the furnishings included.  
The vendors will be removing the conservatory furniture, the chest of drawers in the master bedroom and the televisions.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements