

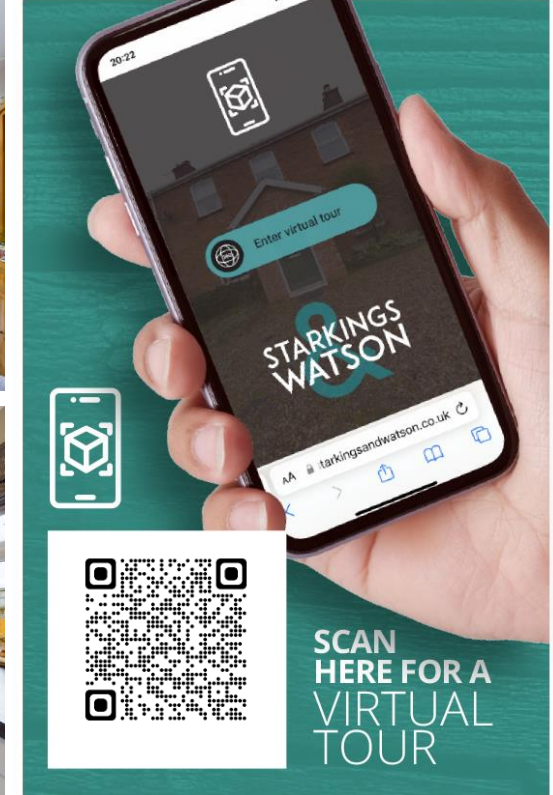
THE MEADOWS

Eye Road, Brome IP23 8AL

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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- Detached Park Home
- Well Maintained Family Run Site
- Tucked Quietly at the End of the Development
- Immaculate Presentation
- Two Double Bedrooms & Study Room
- Open Plan Reception & Separate Kitchen/Utility
- Two Bathrooms
- Private Gardens & Parking

IN SUMMARY

Set within a friendly and peaceful FAMILY OWNED AND RUN site, this FULLY RESIDENTIAL DETACHED TWO BEDROOM PARK HOME is available for full time residence the whole year round for owners over the age of 45. The park home itself is only 4 years old and benefits from the remainder of a 10 YEAR WARRANTY. The property benefits from fantastic presentation throughout as well as PRIVATE WRAP AROUND GARDENS and private terrace as well as OFF ROAD PARKING. Internally you will find a central hallway, family bathroom, TWO DOUBLE BEDROOMS, an en-suite shower room, a STUDY room, well fitted integrated kitchen and utility and the L-Shaped SITTING/DINING ROOM. In addition the property benefits from uPVC DOUBLE GLAZING and LPG gas fired central heating.

SETTING THE SCENE

Four Oaks Park is situated in Brome a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk. The park itself is an independent family run site and upon entering the site is split into

three sections. The Meadows where this property can be found is located to the end of the development on the right hand side tucked away quietly. Accessed via an off road parking space and then steps leading up to the main entrance door to the side.

THE GRAND TOUR

Entering the property from the side entrance into the hallway you will find built in storage cupboards providing storage for coats and shoes as well as access to the rest of the accommodation. The main bathroom can be found to the left then the useful office/study room. There is then a double bedroom with ample built in storage and wardrobes. The main bedroom is located adjacent also with walk in wardrobes and an en-suite shower room. The modern well fitted kitchen and utility room can then be found with the utility offering cupboard storage and rolled edge worktops as well as the wall mounted gas fired boiler and space for white goods. The kitchen features matching units and worktops as well as built in fridge/freezer, dishwasher and eye level electric oven as well as gas fired hob and extractor fan over. The main sitting/dining room is a lovely L-shaped room with double doors leading out onto the front terrace and a feature fireplace. The property benefits from uPVC double glazing and LPG gas fired central heating.

THE GREAT OUTDOORS

Externally you will find well-kept lawned gardens to the left of the property which are secure and private with paved patio and terrace leading around to the



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rear where you will find further gardens and paved areas with storage space. This leads up to the wrap around raised terrace spanning side to front which is the ideal spot for table and chairs and gives access via the side to the kitchen/utility. To the front you will find off road parking for 1 vehicle on the hard standing driveway. Further parking is available within the designated visitor bays.

OUT & ABOUT

Brome is a pretty but small semi-rural village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local school of Mellis has a good Ofsted report and feeds into Hartismere High School. Diss has a mainline railway station with regular service to London Liverpool Street in a journey time of approximately 90 minutes.

FIND US

Postcode : IP23 8AL

What3Words : ///likely.shallower.axed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The certified park home is owned freehold. The land in which the property sits upon is owned by the owners of the site with no fixed term as far as we have been made aware although there is of course ground rent (site fees) payable for the site management and as of May 2023 will be £3240 pa. This includes water and sewerage charges. There is also an age restriction on site that purchasers must be over the age of 45. The property is 4 years old and benefits from a 10 year warranty.

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

Price:



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GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
825.78 ft²
76.72 m²

