

FULLY FURNISHED

NO ONWARD CHAIN.

PART EXCHANGE AVAILABLE.

PARK UNDER NEW MANAGEMENT AND UNDERGOING IMPROVEMENT AND ENHANCEMENT.



**The Middleton,
Parklands,
PUDDING NORTON.
NR21 7LU.**

**Offers sought in excess of
£195,000**

BRAND NEW, detached "Omar" Park Home with beautifully appointed, deceptively spacious accommodation, equipped to a high standard and incorporating gas fired central heating and double glazing throughout.

The property is located in a (pet friendly), cul-de-sac development exclusively for the over 50's, and immediately adjoining, and having uninterrupted views over, open farmland.

Close open countryside, about 1¼ miles from Fakenham Town Centre.

The property comprises:

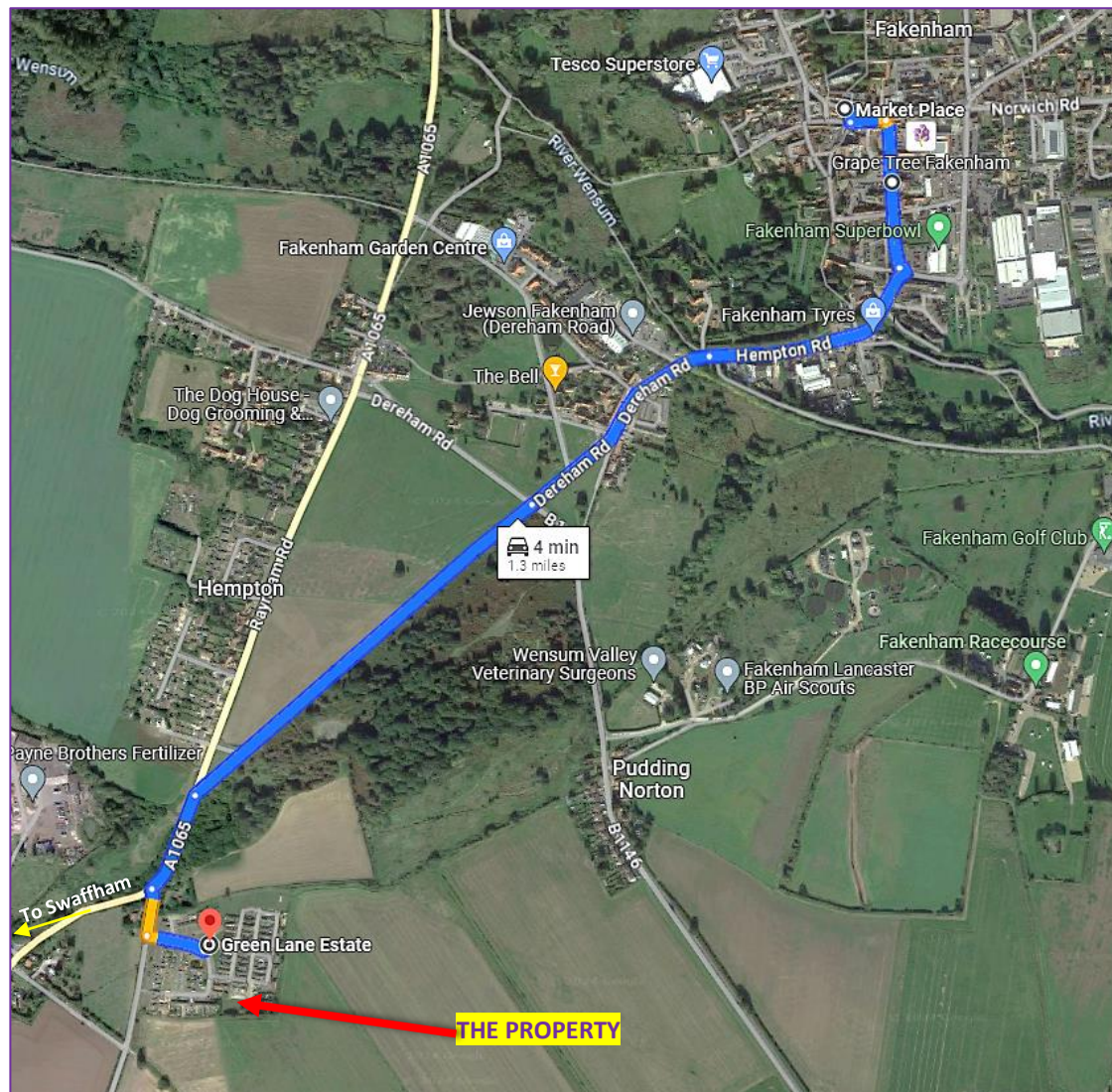
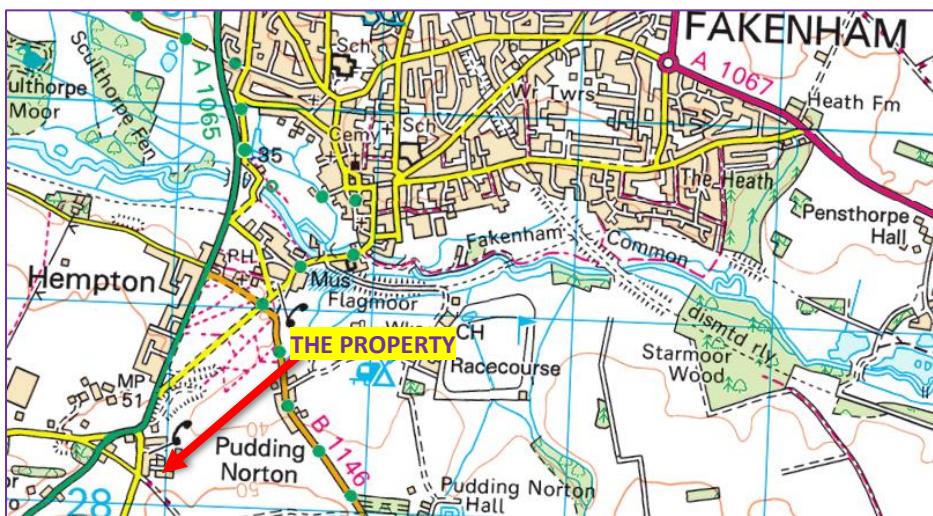
Entrance Hall, Spacious 'L' shaped Sitting/ Dining room, Fully equipped Kitchen with integrated appliances, Master Bedroom with walk-in wardrobe and En-Suite Shower room, Second (double) Bedroom and Family Bathroom

Outside; is a car parking space and easily maintained Gardens adjoining farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham Town Centre, take Bridge Street, continue straight over the mini-roundabout and bridge, and follow the road through Hempton. At the junction with the A.1065 (Western by-pass), turn left, and at the sharp right hand bend, continue straight on, as signposted Pudding Norton. Take the first turning on the left, into Green Lane, and follow the road around to the right. On entering the Estate, turn right, onto a new paved driveway, and the property is on the left at the end of the drive., as marked by a for sale board.

Location: Pudding Norton is a small hamlet on the Southern outskirts of Fakenham Market Town, about 12 miles from the picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours. Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. Fakenham itself has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



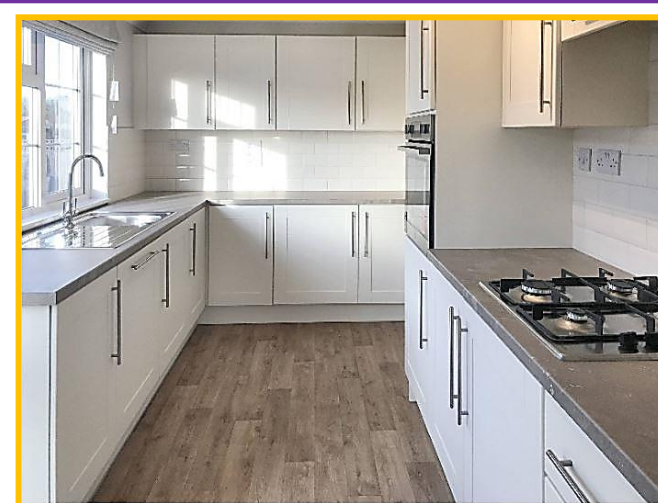
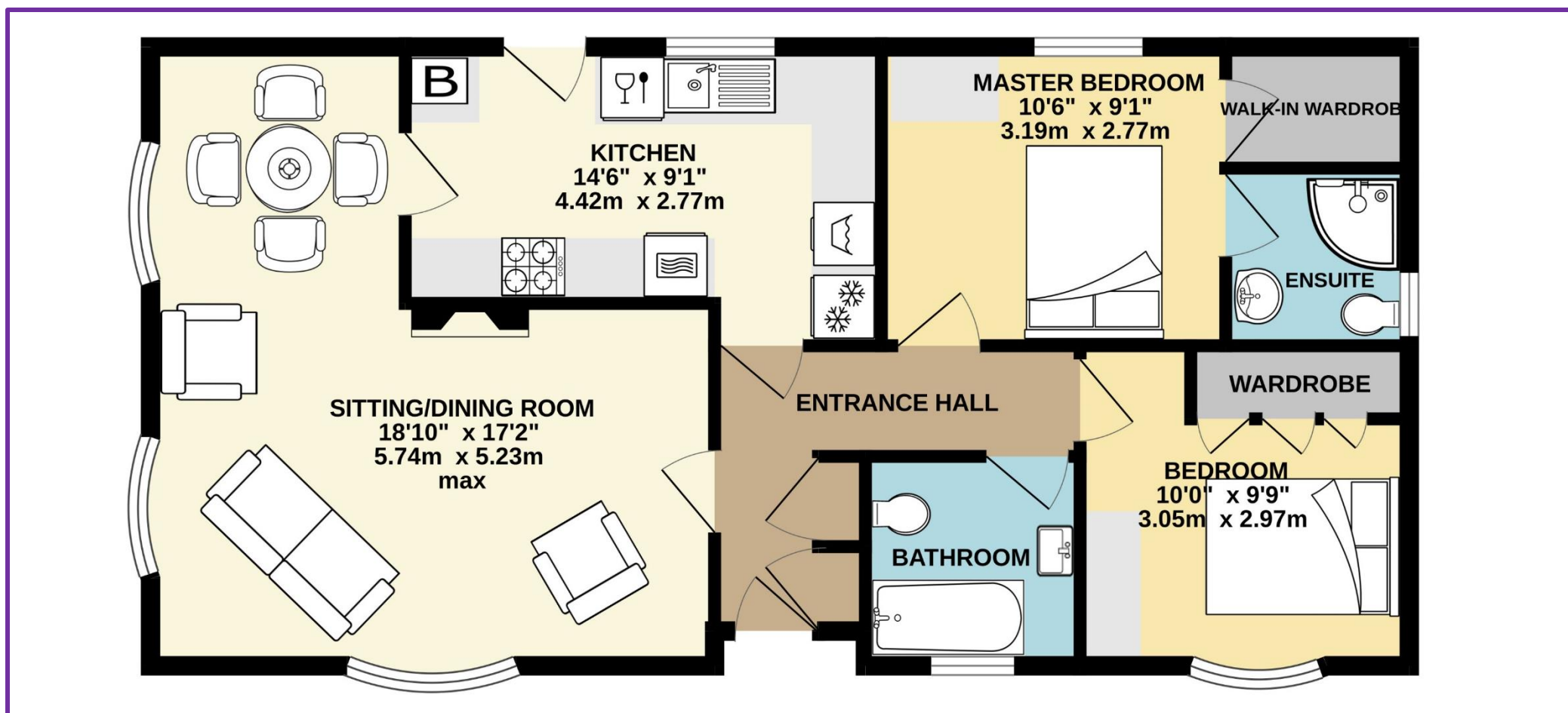
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Entrance Hall: Built-in broom cupboard and adjoining built-in linen cupboard with slatted shelves.

'L' shaped Sitting/Dining room: 18'10" x 17'2", (5.7m x 5.2m), max.

A double aspect room with lovely farmland views to the South. Fitted gas fire in fireplace surround with mantle shelf over.

Furniture includes; sofa and 2 matching easy chairs. Dining table and 4 chairs. Book shelf with cupboard under. Nest of tables.

Kitchen: 14'6" x 9'1", (4.3m x 2.8m), max.

Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled surround, and cupboards, built-in dishwasher and washing machine under. Further fitted work top with tiled splashback, and drawers, cupboards and floor level convactor radiator under. Built-in "Bosch" 4 ring gas hob unit with extractor hood over. "Hoover" electric oven, with cupboard over and under. Built-in fridge/freezer. Matching range of wall mounted cupboard units, and tall cupboard unit housing "Worcester" gas fired central heating boiler. Spotlights. Fitted blind. Double glazed door to outside.

Master Bedroom: 10'6" x 9'1", (3.2m x 2.8m).

Walk-in wardrobe cupboard with radiator, fitted shelves and ceiling recessed spotlight.

Fittings & furniture includes: Double bed. Bedside units. Matching chest of drawers. Fitted mirror.

En-Suite Shower room:

Fully tiled shower cubicle with "Mira" fitting and sliding glass screen doors. Hand basin with tiled splashback and mirror over, and cupboard under. Low level WC. Extractor fan. Ceiling recessed spotlight. Fitted blind.

Bathroom:

White suite of paneled bath with tiled surround and tiled shelf to side. Pedestal hand basin with tiled splashback, and mirror over. Low level WC. Extractor fan. Ceiling recessed spotlights. Venetian blind.

Bedroom 2: 10'0" x 9'2", (3.2m x 2.8m).

Fittings and furniture includes: Double bed. Bedside units. Double and single wardrobe cupboards. Matching dressing table with drawers and stool under. Fitted mirror.

Outside:

To the front of the property is a **car parking space**. Easily maintained gardens with lawn and chipped slate borders surround the property. The plot immediately adjoins open farmland to the rear, from where there are lovely rural view to the South.

Services: Mains water, electricity and an Estate drainage system are connected to the property. A metered Estate gas supply is also connected.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: TBA.

EPC: Exempt

Site fees: (at time of listing): £120 per month. Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index.

Tenure: Virtual Freehold. Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

