



38 LITTLE LAKELAND

CARAVAN PARK WORTWELL, NORFOLK, IP20 0EL



A modern two bed holiday home situated on the Little Lakeland Caravan Park, with stunning views overlooking the lake

A two bed, 2017 Delta Tortworth overlooking the lakes. Internally, the caravan offers a spacious multi-functional kitchen/ living area with integrated appliances, shower room and two bedrooms. The caravan sits in an idyllic position and boasts a fabulous decking area off the lounge. There are magnificent views across the lake and it is a very peaceful surrounding, perfect for holidaying. It also benefits from parking for several cars, and a metal shed for storage. The pitch comes with permitted fishing rights.

The caravan will be sold furnished, with exception of personal items.

LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events. Harleston is the nearest town and has an excellent range of independently owned shops.

SERVICES

The mobile home uses LPG Central Heating - Gas Bottles, and it is connected to water.

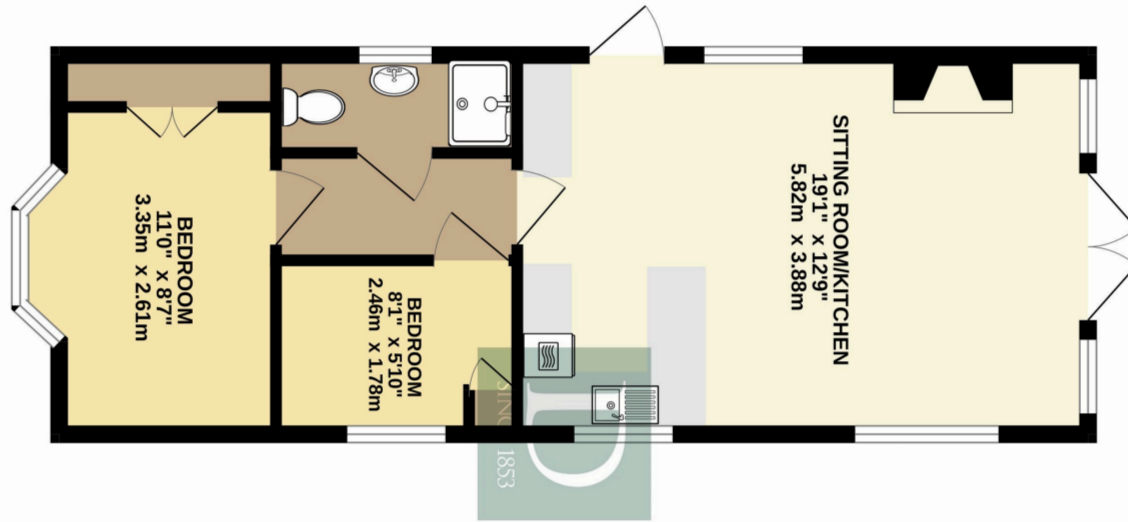
AGENTS NOTES

- 1) Please note this is a holiday home and not for residential use.
- 2) There is an annual site fee of £3,885.00, payable monthly.
- 3) There is a 20 year lease dated from July 2019.
- 4) Durrants have been advised persons must be over 45 years of age to sign the contract agreement.
- 5) You can stay at the site up to 11 months of the year.





FLOOR PLAN



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

TOTAL FLOOR AREA - 437 sq. ft. (40.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the layout 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 condition can be given.
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