

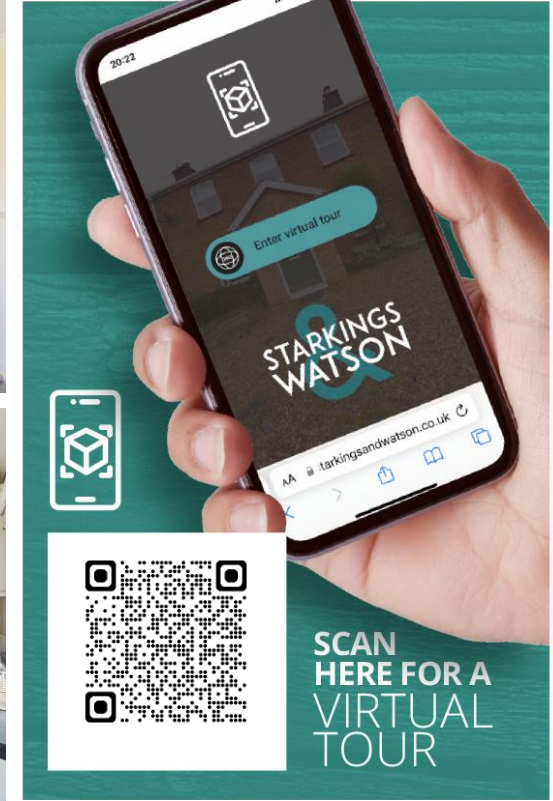
EYE ROAD

Brome, Eye 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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STARKINGS
&
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- Detached Park Home
- Nicely Positioned Overlooking The Green
- Well Maintained Family Run Site
- Well Presented Accommodation
- Two Bedrooms & Two Bathrooms
- Open Plan Sitting/Dining Room
- Decking & Landscaped Gardens
- Off Road Parking For One Car

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. Presented in EXCELLENT ORDER, the property benefits from fantastic presentation throughout as well as PRIVATE WRAP AROUND GARDENS and private terrace/decking area as well as OFF ROAD PARKING for one vehicle. Internally you will find a central hallway, family bathroom, TWO DOUBLE BEDROOMS with fitted wardrobes, an en-suite shower room, well fitted integrated kitchen and the L-Shaped open plan 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 property can be found on the left

hand side as you enter the development following the one way system around opposite the green space. Accessed via an off road parking space to the side there are then steps leading up to the main entrance door to the side.

THE GRAND TOUR

Entering via the main entrance hallway to the side you will find plenty of built in storage cupboards with access to all further rooms from here. To the right you will find the main open plan sitting/dining room, a lovely bright reception space with dual aspect and double doors onto the side terrace. The reception benefits from a fireplace with electric fire and access to the kitchen, which offers a range of fitted units with rolled edge worktops over as well as fitted eye level oven, gas hob, fridge/freezer and washing machine as well as further fitted storage and water softener. There is also a door out to the side garden, whilst back off the hallway you will find a bathroom with bath as well as two double bedrooms both with built in wardrobes and bedroom furniture. There is also a re-fitted en-suite shower room off the main bedroom.

THE GREAT OUTDOORS

Private gardens can be found mainly to the side and rear. The area to the side has been well landscaped with a raised decked area ideal for outside dining and entertaining. There are steps then that leads up to the door into the kitchen. The pathway leads around the back of the property with storage. On the other side of the property there is a pathway and



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steps leading up from the frontage to the main entrance door with space for one vehicle to the frontage also.

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 : ///bump.spooned.impacting

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 is £254.80pcm. This includes water and sewerage charges. There is also an age restriction on site that purchasers must be over the age of 45.

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^m
712.75 ft²
66.22 m²

