



## 69 Tall Trees Mobile Home, Old Mill Lane

Offers in the region of £80,000 - Freehold

A BEAUTIFUL MOVE IN READY PARK HOME • TWO BEDROOMS & TWO BATH/SHOWER ROOMS • OPEN PLAN LIVING KITCHEN • ALL FURNITURE & DECKING INCLUDED • LOVELY LOCATION CLOSE TO THE FISHING LAKE



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### **Open Plan Living Kitchen**

This inviting and well-designed open plan space enjoys a dual aspect, with UPVC double glazed windows providing an abundance of natural light. A plasma electric fire acts as a central focal point, complemented by media units that perfectly match the kitchen cabinetry. The kitchen is fitted with a range of stylish wall and base units and integrated appliances including a fridge freezer and washing machine. A square-edged work surface houses a sink and drainer unit, with a gas hob with oven beneath, and a fitted extractor above providing functionality for cooking. Sliding UPVC double glazed doors open out to a raised decked patio area, creating a seamless connection between indoor and outdoor living while enjoying open field views. Central heating radiators provide comfort, and all furnishings within the room are included in the sale.

### **Inner Hallway**

A central inner hallway provides access to all main rooms, ensuring an efficient and practical layout.

### **Bedroom No 1**

A double bedroom that comes complete with a range of fitted furniture, including a dresser, drawer units, fitted wardrobes, and over-bed storage. Tastefully presented and benefiting from a central heating radiator and power points, this room also includes all furnishings within the sale and features direct access to the en-suite.

### **En-Suite**

A modern and stylish three-piece suite featuring a low flush WC, sink unit with mixer tap, and a panelled bath with a mixer shower and fitted glazed screen. Additional features include a chrome heated towel rail and a UPVC double glazed window to the side aspect, providing both ventilation and natural light.

### **Bedroom No 2**

Another well-proportioned bedroom, currently arranged with two single beds and benefitting from fitted wardrobes and matching bedroom furniture—all included in the sale. A UPVC double glazed window to the side aspect, central heating radiator, and power points complete the space.

### **Shower Room**

Finished to a high standard, this contemporary shower room includes a low flush WC, a vanity-style sink unit with mixer tap, and a mains-fed shower cubicle. A chrome heated towel rail provides added comfort, while a UPVC double glazed window to the side aspect ensures natural light.

## Outside

Externally, the property offers excellent outdoor living with a paved driveway providing off-road parking and the benefit of two separate decked areas—one to the front and one to the side—ideal for relaxing and enjoying the surroundings. The front aspect enjoys open field views and views over a nearby fishing lake, offering a peaceful and scenic setting. Access to the park homes is via a coded barrier which offers security.

## Additional Information

The park home has yearly site fee's which are currently £3,243 p/a (subject to change), there is no council tax to pay. The park homes are propane gas central heating, and can be occupied for 10 months of the year. There is a payment to be made to the site owner should the property be sold. For more information on this, please contact our office.

