



## Forest Park Caravan Site | Northrepps Road | Cromer | NR27 0JR

£120,000

A superb opportunity to acquire this well presented detached lodge being offered chain free, an ideal retreat for weekends away or perfect for someone looking for a quiet, peaceful location. Situated in Five Acre and backing onto woodland where all types of wildlife can be found from birds to deers this lodge is tucked away offering a private and idyllic setting. Boasting an open plan living / kitchen / dining area, conservatory, three bedrooms, a family bathroom and separate WC along with a wraparound wooden veranda, enclosed garden with a summer house which is insulated and car port with parking. Forest Park is a popular site offering a club house with bar and indoor heated swimming pool which are within walking distance from the property.

- Detached Holiday Lodge
- Three Bedrooms
- Open Plan Kitchen / Dining / Living Area
- Wrap Around Veranda
- Enclosed Garden
- Woodland Views
- Car Port
- No Onward Chain

[arnoldskeys.com](http://arnoldskeys.com) | 01263 512026



## Property Description

### OPEN PLAN AREA

14' 5" x 19' 4" (4.40m x 5.91m) KITCHEN:  
A range of a wall and base units, stainless steel sink with water filter installed, Bosch slim line dishwasher, gas oven and hob, splashback tiles, integral fridge / freezer, wood effect laminate flooring.

### LOUNGE / DINING AREA:

With double glazed windows to both sides and front, patio doors to the veranda and door to the conservatory. Gas central heating radiators and an electric panel heater. TV point, shelving and electric fire with surround.

### MASTER BEDROOM

10' 0" x 7' 9" (3.07m x 2.37m) Double glazed window to the side. Fitted wardrobes, wall lights and radiator.

### BEDROOM TWO



9' 6" x 6' 10" (2.90m x 2.09m) Twin bedroom with double glazed window to the side. Fitted wardrobes, wall lights and radiator.

### **BEDROOM THREE**

9' 6" x 6' 10" (2.90m x 2.09m) Twin bedroom with double glazed windows to the rear. Fitted wardrobes, radiator and wall lights.

### **FAMILY BATHROOM**

6' 5" x 6' 7" (1.98m x 2.03m) Double glazed window to the side, bath with mixer tap shower, vanity unit with wash hand basin, WC, partly tiled, radiator and electric convector heater.



### **HALLWAY**

Electric panel heater. Loft access and storage cupboard.

### **CLOAKROOM**

3' 4" x 6' 8" (1.04m x 2.04m) Double glazed window to the side, wash hand basin and WC.

### **CONSERVATORY**

5' 0" x 13' 5" (1.54m x 4.11m) UPVC with double glazed windows and doors to the veranda. Wood effect laminate flooring.



### **OUTSIDE**

Wooden wrap around veranda which has been painted with non slip paint. Steps down to a insulated summer house containing washing machine, tumble dryer and freezer, an enclosed patio area with shed backing onto woodland, sensored lights, satellite dish, TV ariel, outside tap and power points, Carport and parking.

### **AGENTS NOTE**

The vendor has made us aware that she will be leaving the washing machine, tumble dryer and freezer in the property.

The property can be used between the 15th March and the 15th January each year.

### **AGENTS NOTE TWO**

Forest Park Caravan Site has a club house, bar & restaurant, shop, indoor heated swimming pool and arcade/games room for the use of the owners. For further information please see their website: [www.forest-park.co.uk](http://www.forest-park.co.uk)



### **TENURE**



Leasehold: The annual charges for the property are £3509.64 - this includes; Ground Rent, Rates Charge and Water / Sewerage.

### VIEWING

Strictly by appointment with Arnolds Keys Cromer on 01263 512026

### DIRECTIONS

Leaving Cromer turn left onto Overstrand Road, follow the road passing Cromer Doctors Surgery on your right hand side until you reach two mini roundabouts, turn left at both of these and follow Overstrand Road. Take the fourth right; Northrepps Road and Forest Park can be found on your left hand side. Upon entering the site please visit reception and they shall direct you to Five Acre and open the entrance barrier.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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