



**Church View Haveringland Hall Country Park, Haveringland
Norwich NR10 4PN**

welcome to

Church View Haveringland Hall Country Park, Haveringland Norwich

Superior presentation with this 2 bedroom, holiday use park home, on a countryside park with large lakes and woodland walks.



Open Plan Living Space

19' 10" x 11' 10" (6.05m x 3.61m)

One main living space for sitting , dining and kitchen use, enjoying vaulted ceilings and having triple aspect to the room from double-glazed windows, double-glazed entrance door and set of double-glazed double doors opening out to the decking which runs to two sides. A kitchenette offers a fitted range of base and wall units, work surfaces include stainless steel sink, slot in cooker space with hood above. Majority of white goods included. Cupboard housing LPG gas boiler and a door opens to

is £343,38pcm this includes site maintenance, water supply and drainage.

3. Pets Permitted

4. No Sub-letting

Inner Hallway

With access off to bedrooms and shower room.

Bedroom 1

9' 9" x 7' 10" (2.97m x 2.39m)

With double-glazed side window, shallow vaulted ceiling, built-in wardrobe and fitted wall units.

En Suite

With double-glazed window, WC and wash basin.

Bedroom 2

8' x 5' 8" (2.44m x 1.73m)

With double-glazed side window, sloped ceiling, fitted wall units.

Shower Room

With double-glazed window, WC, wash basin and shower cubicle.

Outside

The property enjoys low maintenance decking to front and side with plenty of space for sitting or dining outside. There is an allocated parking space adjoining the property, and outside water tap, a store with electricity connected and a small store housing the owners washing machine.

* Agents Note

1. This property is designated for Holiday use only.

You must be paying council tax on a main home.

2. Held on licence, with a site charge which for 2025



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welcome to

Church View Haveringland Hall Country Park, Haveringland Norwich

- Great Presentation
- Countryside Park with Lakes and Woodland
- All Year Round Holiday Use
- 2 Bedrooms
- Approximately 30mins Coast and City

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103743 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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