



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

welcome to

Church View Haveringland Hall Park, Haveringland Norwich

A well-presented detached 2 Bedroom Park Home in a countryside setting, with lakes and woodland walks on site. For holiday use, all year round and within 30 minutes of the coast and city.



Open Plan Living Space

22' 7" x 11' 8" (6.88m x 3.56m)

Enjoys vaulted ceiling and recessed lighting. Triple aspect light from double glazed windows. Double glazed entrance door and double glazed double doors opening out to the decking terrace. Shelved domestic cupboard. Cupboard housing LPG gas boiler for heating and hot water. KITCHENETTE - fitted range of base and wall units, work surfaces with 1.5 bowl stainless steel sink unit. Gas cooker with stainless steel and glass cooker hood above, small breakfast bar. Appliances to remain. Door to

Hallway

Providing access to bedrooms and bathroom.

Bedroom One

11' 9" x 8' 1" (3.58m x 2.46m)

with double glazed window, fitted wardrobes, dressing table and headboard surround. Vaulted ceiling, door to

Bathroom

A Jack and Jill en-suite. with access from bedroom 1 and hallway. Enjoying 2 double glazed windows, sloped ceiling, extractor fan. Corner bath with shower, WC & wash basin atop unit.

Bedroom Two

8' 2" x 5' 8" (2.49m x 1.73m)

with double glazed window, fitted units including wardrobe, headboard and wall cupboards.

Outside

A stepped approach leads up to the decking terrace alongside and to the front of the property. View through to nearby lakes. An allocated parking space adjoins your property. Patio, tool store, store for patio furniture. There is a timber build studio / workshop 11'6" x 7'1" with plumbing, power and light. Has served as a studio, workshop and home office.

Agents Note

1. This property is designated for Holiday use only.

You must be paying council tax on a main home.

2. Held on license, with a site charge which for 2025 is £4097.31 per annum this includes site maintenance, water supply and drainage.

3. Pets Permitted

4. No Sub-letting



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welcome to

Church View Haveringland Hall Park, Haveringland Norwich

- Well Presented Holiday Park Home
- Two Bedrooms
- Spacious 22'7" Open Plan Living
- Larger Than Usual Bathroom
- Decking Terrace and Adjoining Parking

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.

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103758 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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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