DIRECTIONS

Sat Nav: PE33 0LY

NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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ENTRANCE HALL
Vinyl flooring, doors to bedrooms, bathroom and kitchen, double radiator.

KITCHEN / DINER 11'06 x 10'11 (3.51m x 3.33m)
Range of wall-mounted base and drawer units with worktop over. Stainless steel sink with drainer, space and plumbing for washing machine, integrated electric oven and gas hob. Vinyl flooring, windows to front and rear, storage cupboards, double radiator,

LOUNGE 11'05 x 11'01 (3.48m x 3.38m)
Fitted carpet, window to front and side, electric fireplace, double radiator, door to front.

BATHROOM 6'06 x 5'07 (1.98m x 1.70m)
Vinyl flooring, double radiator, obscured window to rear, W.C, fitted bath, hand wash basin, extractor fan.

BEDROOM ONE 9'10 x 8'04 (3.00m x 2.54m)
Fitted carpet, double radiator, window to front aspect, built in wardrobes.

BEDROOM TWO 8'07 x 4'11 (2.62m x 1.50m)
Fitted carpet, window to rear aspect, double radiator, fitted wardrobe.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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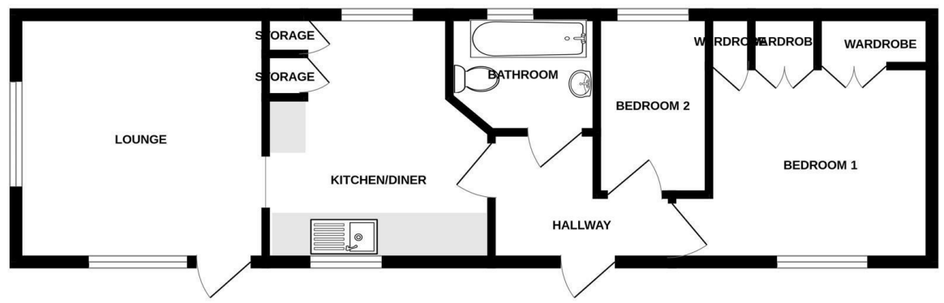
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Nestled on Main Road in the charming village of West Winch, this delightful park home offers a serene retreat for those seeking a peaceful lifestyle. This modern residential retirement property for over 55's spans an impressive 40ft x 12ft, providing ample space for comfortable living. Upon entering, you will be greeted by a well-presented interior that boasts a contemporary decor, creating a warm and inviting atmosphere. The property features a spacious reception room, perfect for relaxation or entertaining guests. The kitchen diner is particularly noteworthy, offering a generous area for dining and culinary pursuits, making it the heart of the home. This park home comprises two bedrooms, with the first bedroom featuring a built-in wardrobe, ensuring that storage is both convenient and stylish. The bathroom is thoughtfully designed, catering to all your needs. Set within a quiet and peaceful development, this property is ideal for those looking to enjoy a tranquil lifestyle while still being close to local amenities. Additionally, the convenience of driveway parking adds to the appeal, making this home both practical and accessible. In summary, this modern park home in West Winch presents an excellent opportunity for those seeking a comfortable and peaceful living environment in a well-maintained community. With its spacious layout and contemporary features, it is sure to impress.

PLEASE NOTE: This home is exclusively available to residents aged 55 and over and is exempt from an Energy Performance Certificate

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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