

# Arnolds | Keys



## The Lodge, 4 The Meadows Alder Country Park Bacton Road, North Walsham, NR28 0RA Guide Price £125,000

- BEAUTIFUL COUNTRY PARK LOCATION
- CLOSE TO THE COAST AND NORFOLK BROADS
- PRINCIPLE BEDROOM WITH ENSUITE AND DRESSING ROOM
- UTILITY ROOM
- DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINER/ KITCHEN
- OFF ROAD PARKING

# 4 The Meadows Alder Country Park Bacton Road, North Walsham NR28 0RA

An immaculately presented two bedroom park lodge situated within the stunning Alder Country Park, with a range of communal facilities including an outdoor swimming pool, gym and onsite restaurant. The Lodge presents modern and bright accommodation with an open plan lounge diner/kitchen and two double bedrooms; one with ensuite and dressing room.



Council Tax Band:



## **DESCRIPTION**

A beautifully presented park home situated within the stunning Alder Country Park in North Norfolk, nestled between the coast and the Norfolk Broads. The park offers onsite facilities including a restaurant, gym and outdoor swimming pool. The Lodge boasts immaculately presented, bright and stylish accommodation with an entrance hall, multi aspect open plan living/dining/kitchen, family bathroom and two double bedrooms; one with an ensuite and dressing room. There is an off road parking space for one vehicle and an enclosed decking area wrapping around the front and side of the property,

## **ENTRANCE HALL**

UPVC double glazed door to front entrance with frosted glass, radiator, carpet, built in cupboard.

## **KITCHEN/DINER/LIVING ROOM**

A multi aspect room with double glazed window to front and rear, two UPVC double glazed French doors to side decking area. The kitchen area is fitted with laminate flooring and a range of wall and base units with island unit, inset one and a half stainless steel sink and drainer, integrated 'Indesit' electric oven with 5 ring gas hob on top and extractor fan over. Integrated appliances include a 'Hot Point' microwave, dishwasher, fridge freezer.

The living/dining area features and electric wall mounted fire place with two radiators and carpet flooring.

## **UTILITY ROOM**

Double glazed window to front, fitted with wall and base units with worksurface over, space and plumbing for a washing machine, built in double storage cupboard, vinyl flooring.

## **BATHROOM**

Double glazed window to rear with frosted glass, bath with mixer taps and mains connected shower over, vanity unit with inset sink, WC, radiator, extractor fan, shaver charging point, tiled flooring.

## **BEDROOM TWO**

Double glazed window to rear, radiator, built in wardrobe and carpet flooring.

## **BEDROOM ONE**

Double glazed window to front, radiator, carpet flooring. Dressing area with fitted wardrobes, shelving units and rails, built in dressing table, radiator.

## **ENSUITE**

Double glazed window to rear with frosted glass. Fitted with a corner cubicle with mains connected shower, WC, vanity unit with inset sink, shaver charging point, extractor fan, radiator, vinyl flooring.

## **EXTERNAL**

To the side of property there is an off road parking space. A decked area around the property provides outdoor seating space and currently houses a hot tub.

## **AGENTS NOTES**

Mains gas fired central heating.

Mains drainage and electricity connected.

The park is open 12 months of the year for holiday use only.

Annual service charge is £6792



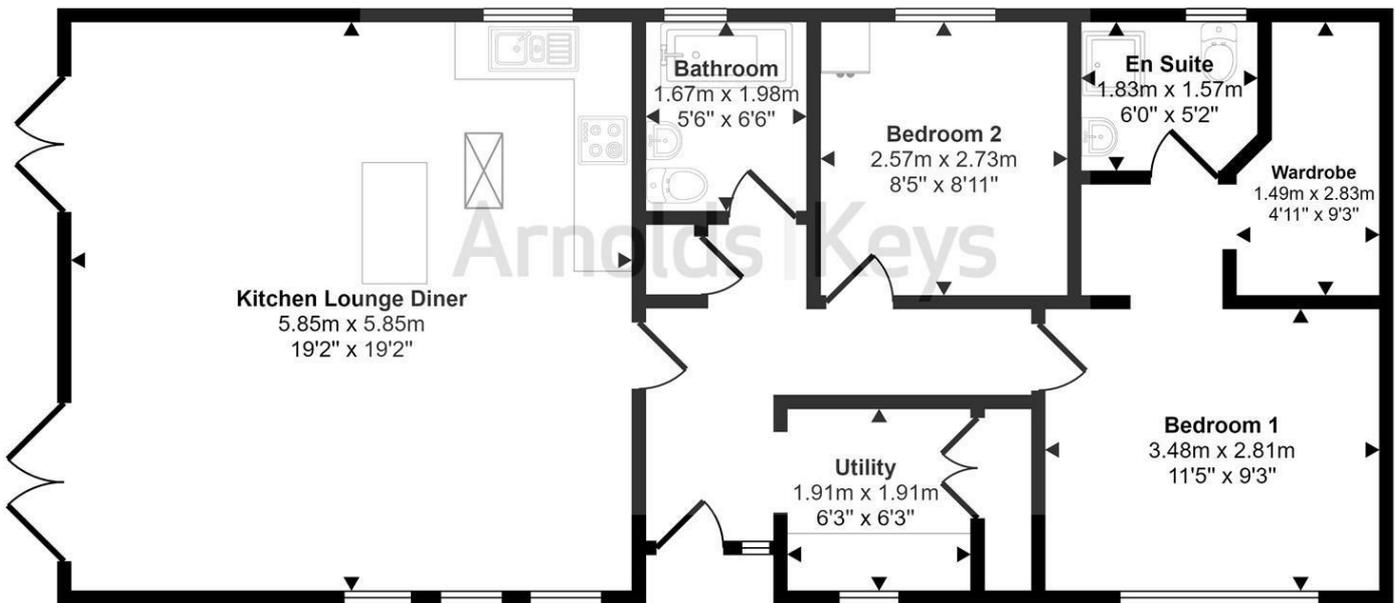
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
79 sq m / 846 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

