



## 2 The Mews

New Park, HG4 3FA

An immaculately presented two double bedroom 38ft x 22ft Prestige Park Home set on the well regarded and popular New Park. The property benefits from being modern, light and spacious throughout, delightful gardens and raised decked seating area, gas central heating, double glazing, master suite and off street parking. Briefly comprises: Entrance hall, spacious lounge, modern kitchen dining room leading out to raised decked seating area, utility room, master bedroom with ensuite and walk in wardrobe, further double bedroom, modern shower room and a study. Externally; delightful gardens to three sides with raised decked seating areas with an enviable elevated south facing position. A Must View.

**Asking Price £180,000**

## 2 The Mews , New Park, HG4 3FA



- DETACHED 38ft x 22ft PRESTIGE PARK HOME
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE + WALK IN WARDROBE
- MODERN KITCHEN + SHOWER ROOMS
- LOUNGE LEADING OUT TO RAISED DECKED AREA
- UTILITY + STUDY + OFF STREET PARKING
- DELIGHTFUL GARDENS TO THREE SIDES
- DOUBLE GLAZING + GAS CENTRAL HEATING
- PARK RULES + RESTRICTIONS APPLY ON NEW PARK
- RAISED DECKED AREAS WITH ELEVATED SOUTH FACING POSITION

### FRONT DOOR

Double glazed front door leading into:

### ENTRANCE HALL

Radiator, storage cupboard, loft access, airing cupboard.

### LOUNGE

14'8" x 11'8" (4.47 x 3.56)

Two feature double glazed bay windows to front and side aspect, two double radiators, feature fire place housing electric fire.

### KITCHEN DINING ROOM

16'8" x 9'4" (5.08 x 2.84)

A range of modern wall and base units with roll top work surface over, integrated 4 ring ceramic hob with extractor over, electric fan oven, integrated fridge/freezer, electric fan, wall mounted heated towel rail, double glazed window to rear aspect, double glazed bay window to front aspect and sliding patio doors leading out to raised decked area.

### UTILITY ROOM

9'11" x 5'10" (3.02 x 1.78)

Range of modern wall and base units with work surface over, integrated

washing machine, two radiators, cupboard housing central heating boiler.

### STUDY

7'2" x 4'0" (2.18 x 1.22)

Double glazed window to side aspect, radiator.

### MASTER BEDROOM

10'5" x 8'4" (3.18 x 2.54)

Feature bay window to side aspect, television point. double radiator, walk in wardrobe with shelves, hanging rails and a radiator.

### ENSUITE SHOWER

White suite comprising: low level W.C., vanity unit housing basin and tap, corner shower cubicle with mains shower, extractor fan, wall mounted heated towel

### BEDROOM TWO

10'5" x 8'4" (3.18 x 2.54)

Feature double glazed bay window to side aspect, two further double glazed windows to the rear aspect, range of built in wardrobes, double radiator.

### SHOWER ROOM

White suite comprising: low level W.C., vanity unit housing basin and taps, corner shower unit housing mains shower, wall mounted heated towel rail, extractor fan, double glazed window to side aspect.

### EXTERNALLY

Delightful gardens to three sides with two raised decked areas making good use of the elevated south facing position. garden shed for storage.

### AGENTS NOTES

Council Tax Band A.

Pitch Fee Applies £241.66 pcm inc Water.

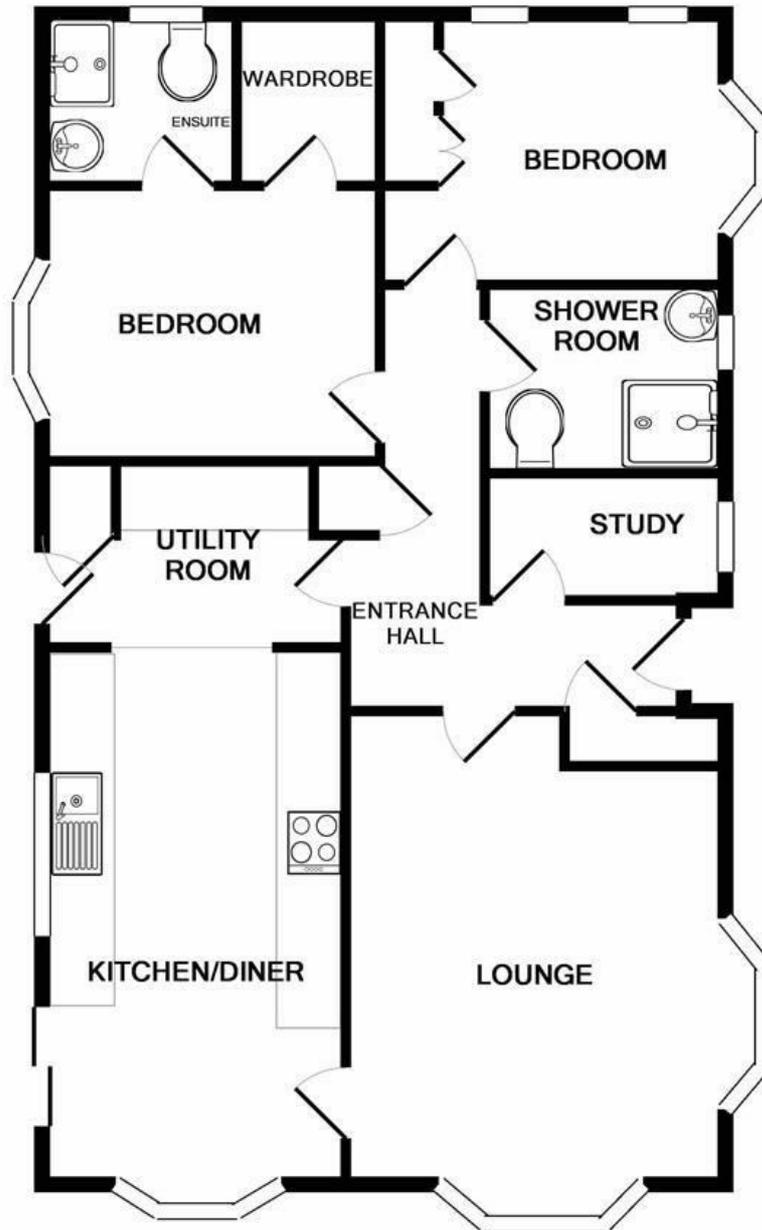
Property is 12 years old.

Park Rules Apply Pets Restricted on Park

Age Restriction Applies On Park.



## Floor Plan



TOTAL APPROX. FLOOR AREA 776 SQ.FT. (72.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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