





A well-presented two bedroom park home positioned on Home Farm Park, enjoying lovely open views across adjacent fields and offering spacious single-storey accommodation throughout. The home benefits from a generous living room, a separate dining room, a fitted kitchen, two bath/shower rooms, useful built-in storage, off-street parking, and well-kept outside space. Of particular note is the outside lift, providing easier access up to the home.



## Accommodation

The accommodation leads into a central entrance hallway with doors giving access to the main rooms. The living room is a particularly good-sized reception space, featuring a bay-style window to the front elevation, a further side window bringing in additional natural light, and a fireplace creating a focal point to the room. An opening leads through to the dining room, which offers ample space for a dining table and chairs and enjoys pleasant outlooks towards the surrounding greenery.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, inset sink and drainer, integrated oven, hob and extractor, and space for appliances including a washing machine. There is also a breakfast bar area and a window over the sink, with a glazed door providing access out from the property.

The master bedroom is a double room with fitted bedroom furniture including wardrobes, bedside storage and a dressing/desk area. It also benefits from its own en-suite bathroom, fitted with a corner bath, wash hand basin and low-level WC. The second bedroom is another good-sized room and is currently arranged as a highly versatile space, suitable for use as a guest bedroom, hobby room or additional sitting room if required. Adjacent to this is a separate shower room fitted with a shower enclosure, wash hand basin and low-level WC. There is also a useful walk-in wardrobe/store accessed from the inner hallway area.

Outside, the property stands on a pleasant plot with

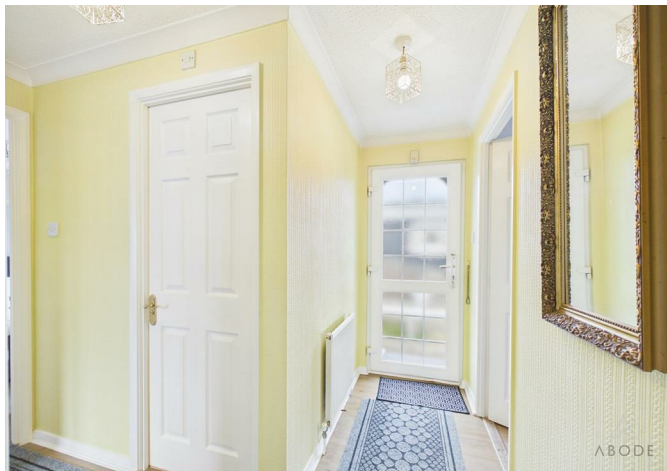


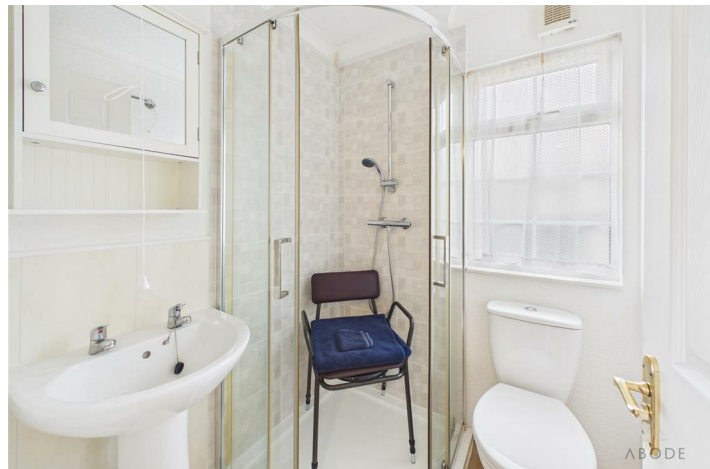
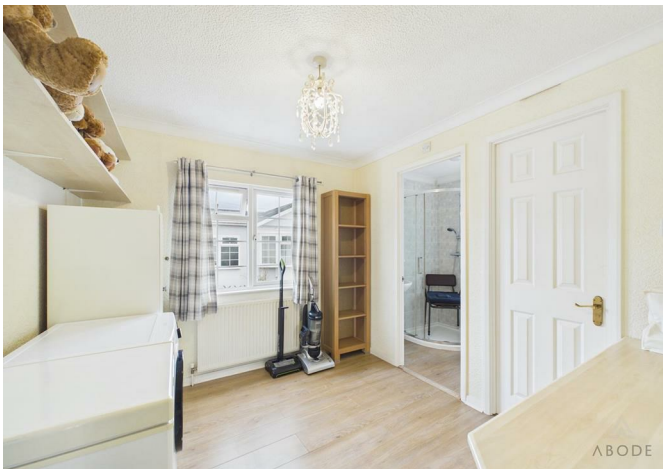
paved seating areas, lawned sections, planted borders and a decorative pond feature. The front enjoys open views across fields, helping give the home a lovely semi-rural feel. There is off-street parking to the side, and an outside lift has been installed to provide practical access up to the property.

Overall, this is a spacious and nicely positioned park home offering flexible accommodation, attractive surroundings and practical external features, all set within the Home Farm Park development on Marston Lane



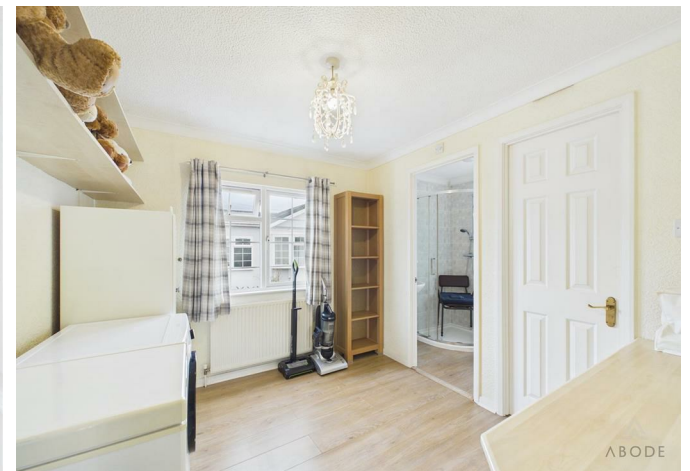
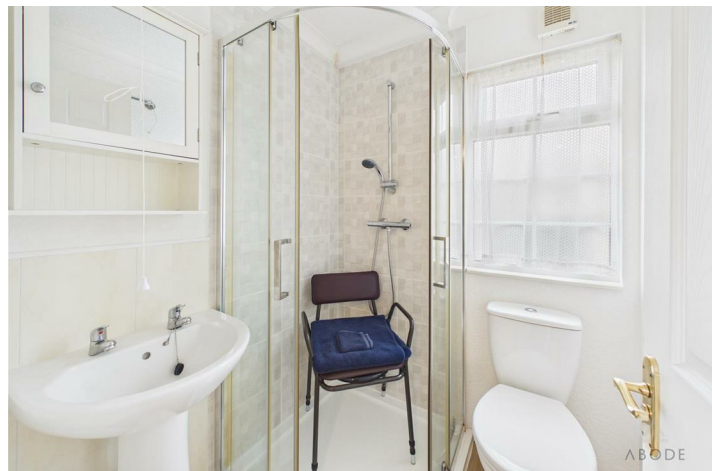


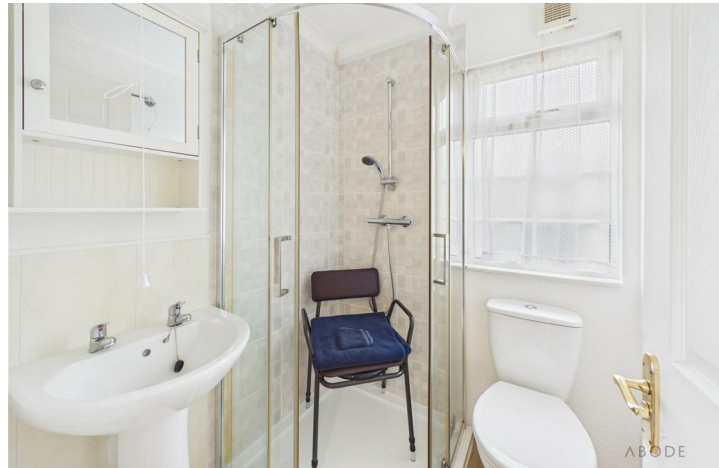


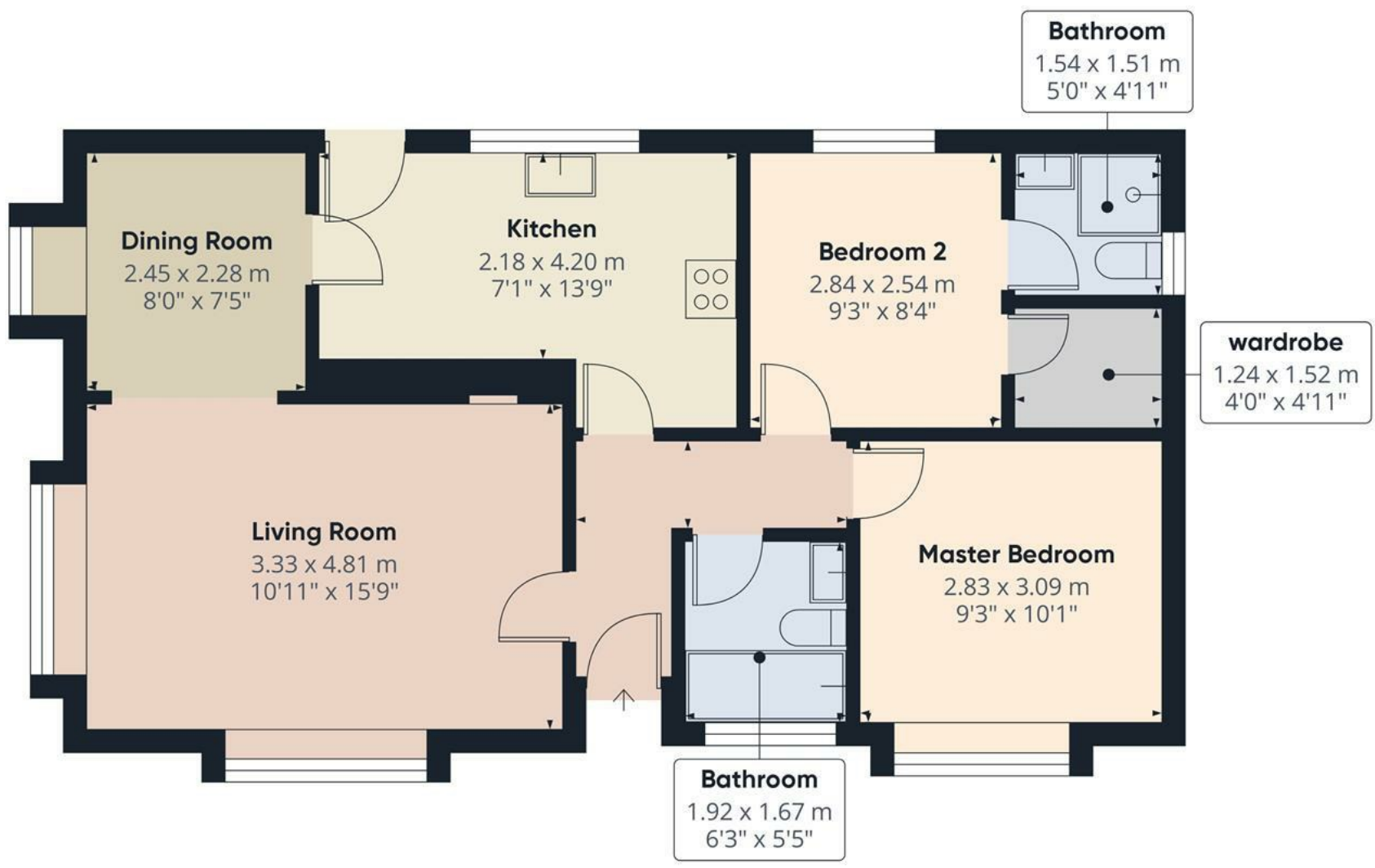












Approximate total area<sup>(1)</sup>  
61.6 m<sup>2</sup>  
663 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	