



5 Sunnymead Orchard, Ashwell, Baldock, Hertfordshire. SG7 5EL

| Satchells





## 2 Bedroom Park Home

### £215,000 Leasehold

Satchells Estate Agents presents to market this beautifully presented two-bedroom park home, set within a peaceful countryside setting, offering an ideal blend of comfort, space and rural charm. Positioned on a well-maintained plot, the property enjoys a quiet environment with open aspects. This property is thoughtfully arranged and filled with natural light throughout. The welcoming living area provides a cosy yet spacious place to unwind, while the adjoining kitchen offers ample storage and worktop space, making it practical for everyday living. There are two well-proportioned bedrooms, with the principal bedroom including a ensuite & walk-in wardrobe.

- Countryside Location
- Beautiful Condition
- Private Parking
- Brilliant Size Rooms
- Shower Wet Room
- Wheelchair Access
- Walk-in Wardrobe
- Ensuite
- Early Viewings Highly Recommended!
- EPC exempt. Council tax band A

**Ground Floor****Entrance:**

Via double glazed front door, electric lift, wheelchair access.

**Hallway:**

Fitted carpets, radiator, access to all rooms.

**Kitchen:**

Abt. 14' 0" x 7' 0" (4.27m x 2.13m) Laminate flooring, double glazed window and door to side aspect, range of fitted wall and base units, stainless steel sink & drainer, plumbing for washing machine, integrated appliances, oven, hob, extractor fan, fridge freezer. Laminate flooring.

**Lounge:**

Abt. 18' 5" x 18' 0" (5.61m x 5.49m) Double glazed windows to front and side aspect, double doors to rear aspect, fitted carpets, radiator.

**Bedroom One:**

Abt. 11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to front aspect, fitted dressing table, walk-in wardrobe, fitted carpets, leading to:

**Ensuite:**

Frosted window to rear aspect, low level WC, hand wash basin, shower cubicle, laminate flooring, radiator.

**Bedroom Two:**

Abt. 9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window to front aspect, fitted carpets, fitted wardrobes, radiator.

**Shower Wet Room:**

Frosted window to rear aspect, low level WC, hand wash basin, tiled walling, wet room.

**Outside****Outside:**

Low maintenance garden, paved throughout.

**Parking:**

Private parking for two cars.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Insurance:**

To live in a park home you must have park home insurance. When arranging insurance you will need to know the date when the park home was manufactured. Should you need any help or assistance with Insurance, please do not hesitate to contact us on [Satchells.com](http://Satchells.com) or the office selling the property.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



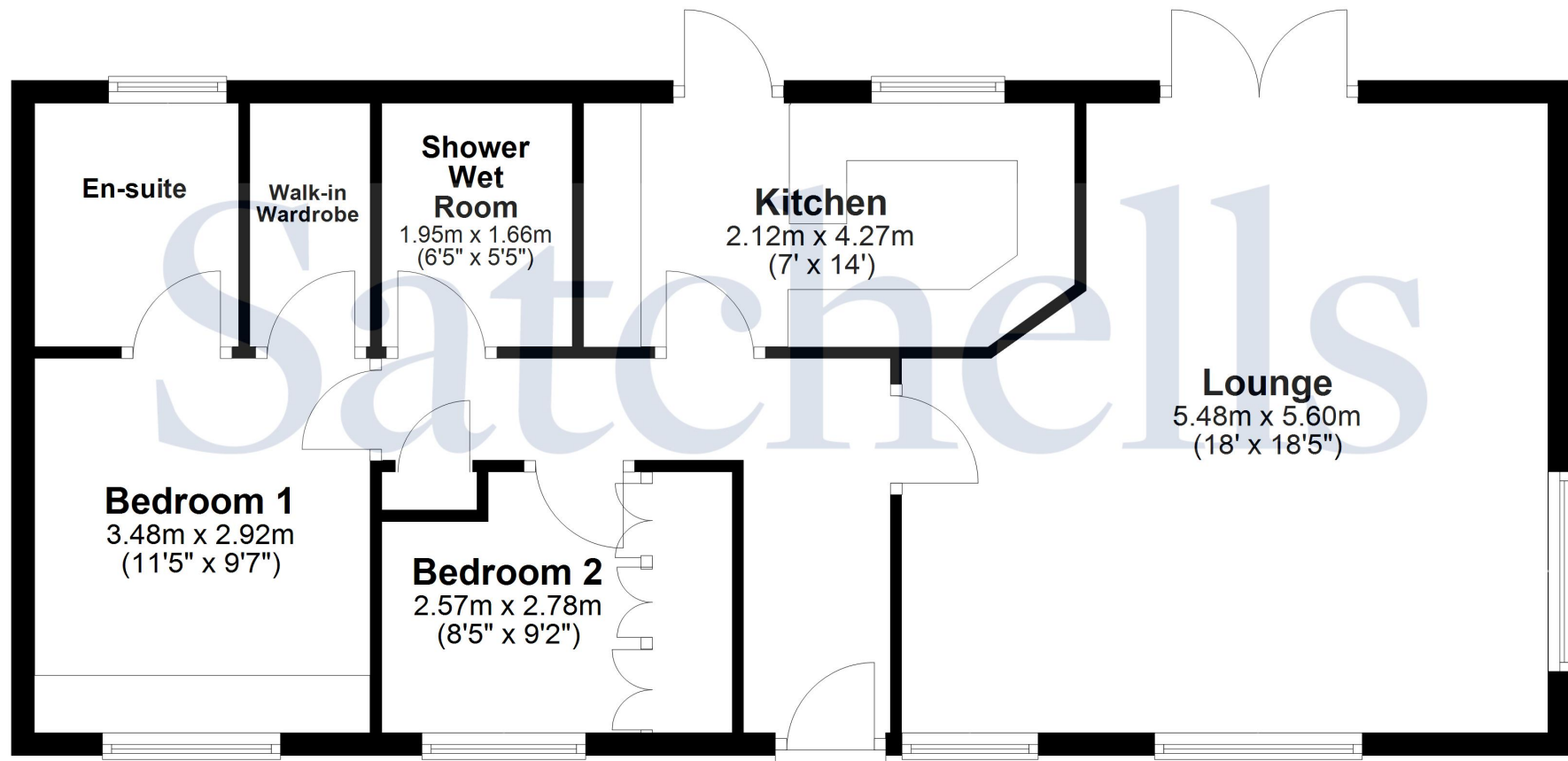




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.