

MANOR PARK, RESUGGA GREEN, ST AUSTELL

PRICE £125,000



**THIS BEAUTIFULLY PRESENTED PARK HOME FEATURES TWO BEDROOMS AND IS LOCATED AT THE FAR END OF THE SITE, OFFERING STUNNING RURAL VIEWS THAT EXTEND ACROSS OPEN FARMLAND. THE ACCOMMODATION INCLUDES A SPACIOUS L-SHAPED LOUNGE/DINING AREA, A KITCHEN, TWO BEDROOMS, AND A BATHROOM. OUTSIDE, YOU'LL FIND A GRAVEL FRONT GARDEN, A PARKING SPACE, AND A LOVELY RAISED DECKING AREA AT THE REAR. ADDITIONAL BENEFITS INCLUDE LPG GAS CENTRAL HEATING AND UPVC WINDOWS AND DOORS.**

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### The Property

This beautifully presented park home features two bedrooms and is located at the far end of the site, offering stunning rural views that extend across open farmland. The accommodation includes a spacious L-shaped lounge/dining area, a kitchen, two bedrooms, and a bathroom. Outside, you'll find a gravel front garden, a parking space, and a lovely raised decking area at the rear. Additional benefits include LPG gas central heating and UPVC windows and doors.

### Room Descriptions

#### Lounge/Dining Room

5.9m x 4.45m (19' 4" x 14' 7") This is the L shaped room max. Two sets of sliding patio doors, leading onto the rear patio. Full glazed door to both sides and window eitherside. Open plan leading into the kitchen.

#### Kitchen

3.2m x 2.8m (10' 6" x 9' 2") The kitchen is well fitted with light wood effect base units and high level cupboards, quartz effect worktop with tiled splashback, built in oven hob and extractor, extractor fan, florescent stripe light, window to the side, airing cupboard housing wall mounted LPG gas fired boiler with shelving.

#### Bathroom

1.67m x 2.0m (5' 6" x 6' 7") Fitted with an attractive white suite comprising panelled bath with shower mixer tap, low level W.C. wash hand basin, extractor fan, window to the side, vinyl panelled walls.

#### Bedroom 2

2.1m x 2.87m (6' 11" x 9' 5")  
Window to the front.

#### Bedroom 1

2.88m x 3.0m (9' 5" x 9' 10")  
Window to the front.

#### Outside

To the front of the property is a level gravelled garden area with wooden fencing and to the side a wide gravelled area to the right hand side. To the left is a hardstanding space and to the rear a raised composite patio which directly backs onto open fields.