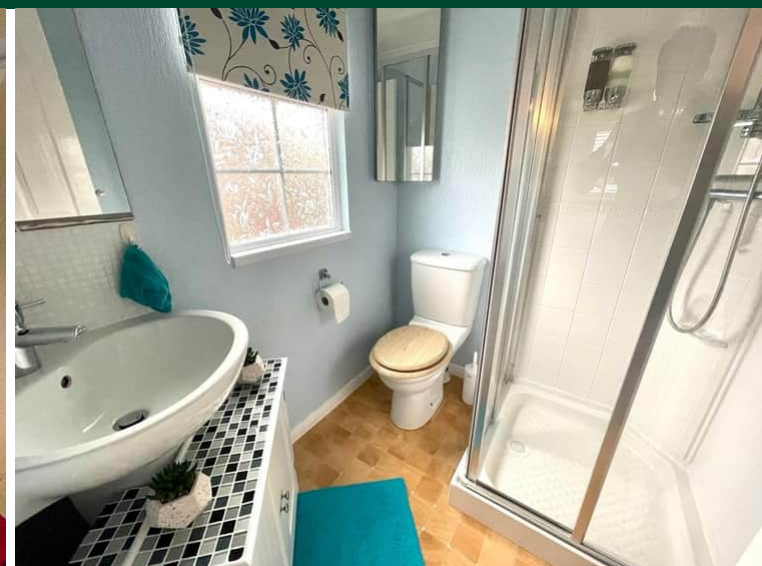




Constellation Mobile Home Park, Elsworth CB23 4JP

Guide Price £230,000



- Over 45's Only
- Beautifully Presented Detached Park Home
- Two Double Bedrooms
- En Suite and Dressing Room To Master Bedroom
- Generous Living Room And Separate Dining Room
- UPVC Garden Room
- Well Appointed Kitchen With Integrated Appliances
- Beautifully Landscaped Gardens
- Brick Paviour Drive Way For Two Vehicles
- Desirable Cambridge Village Location

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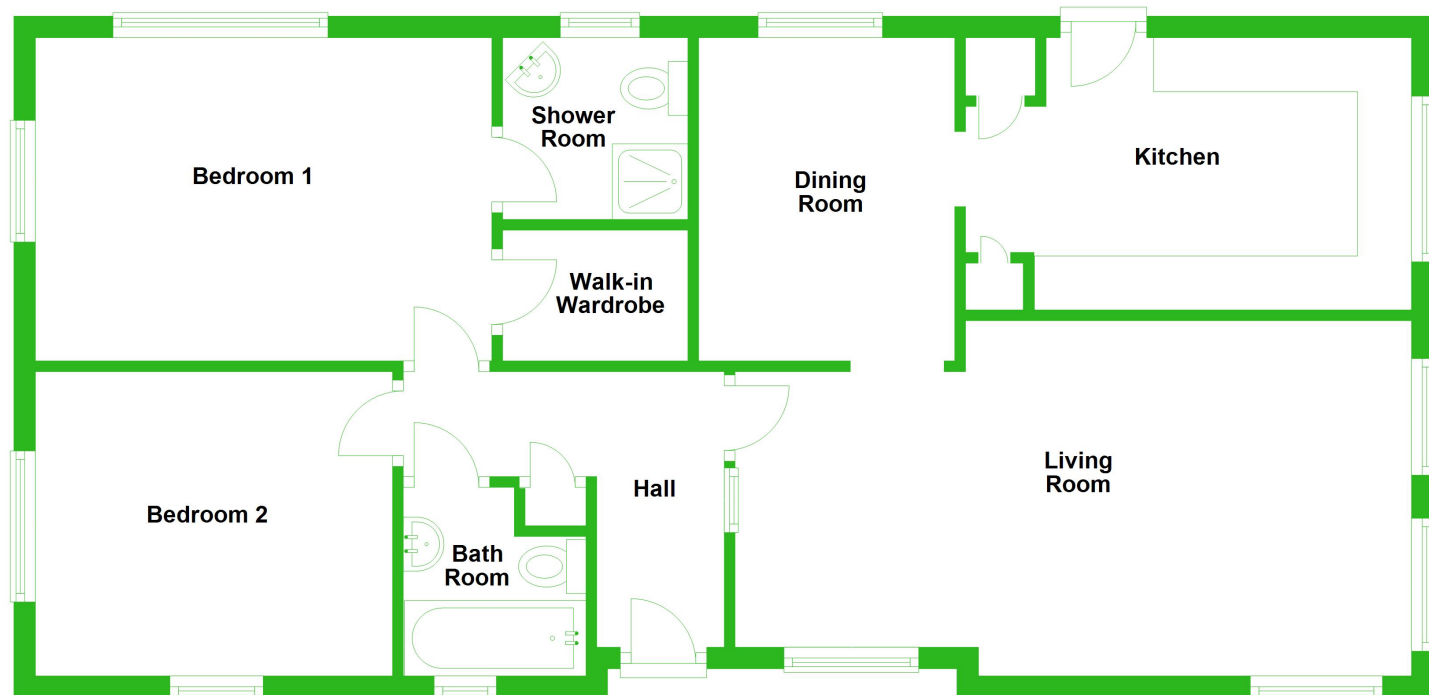
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## Ground Floor

Approx. 74.4 sq. metres (801.3 sq. feet)



### Steps Lead Up To

UPVC double glazed front door to

### Reception Hall

10' 2" x 8' 6" (3.10m x 2.59m)

Radiator, cloaks cupboard, coving to ceiling.

### Family Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Fitted in a three piece range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with tiled surrounds, UPVC window to side aspect, heated chrome towel rail, coving to ceiling, laminate flooring.

### Master Bedroom

13' 9" x 9' 2" (4.19m x 2.79m)

Selection of furniture incorporating bedside drawers, over bed bridging units and dressing table, UPVC windows to side and rear aspects, TV point, telephone point.

### En Suite Dressing Room/Walk In Wardrobe

5' 7" x 3' 11" (1.70m x 1.19m)

Fixed display shelving, hanging space and lighting.

### En Suite Shower Room

5' 3" x 4' 11" (1.60m x 1.50m)

Fitted in a three piece range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, wall light points, shaver point, extractor, UPVC window to side aspect, composite flooring.

### Bedroom 2

10' 6" x 9' 2" (3.20m x 2.79m)

Two UPVC windows to rear aspect, wardrobe range with hanging and shelving, radiator.

### Sitting Room

20' 8" x 10' 6" (6.30m x 3.20m)

A light double aspect room with two UPVC arch picture windows to front elevation and two further windows to side, TV point, telephone point, central contemporary fire place, wall light points, two radiators, coving to ceiling.

### Dining Room

9' 6" x 7' 7" (2.90m x 2.31m)

UPVC window to side aspect, double panel radiator, coving to ceiling.

### Kitchen

13' 5" x 8' 2" (4.09m x 2.49m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, drawer units, single drainer one and a half bowl sink unit with mixer tap, integral electric oven and ceramic hob with suspended extractor unit fitted above, cupboard housing oil fired central heating boiler serving hot water system and radiators, fitted fridge freezer and automatic washer dryer, recessed lighting, coving to ceiling, composite floor covering.

### Garden Room

9' 6" x 9' 2" (2.90m x 2.79m)

Of UPVC double glazed construction with French doors accessing the slate terrace to the front, conventional roofing, composite floor covering.

### Outside

The property stands in beautifully landscaped and well tended gardens planned with low maintenance in mind measuring 66' 0" x 49' 0" (20.12m x 14.94m). There is an extensive brick paviour drive way to the front giving provision for two large vehicles with composite shed. The immediate side garden is enclosed by wrought iron railings and laid to astro turf with constructed borders and outside lighting. To the rear is an extensive paved terrace finished in natural slate with further constructed borders and planters with open access extending to the other side of the drive way.

### Agents Note

The Vendor has advised us that certain items of furniture could be included in the sale subject to negotiation.

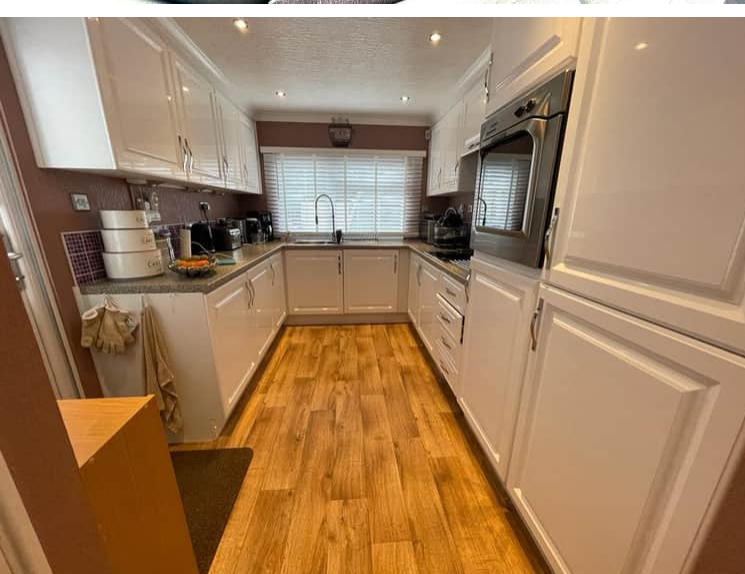
### Tenure

Leasehold

Issued with 999 years with 984 years remaining

Maintenance Charge inclusive of Water Rates = £195 per month

Council Tax Band - A



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