



6 Sunnymead Orchard, Station Road, Ashwell, Hertfordshire. SG7 5EL







## 3 Bedroom Park Home

### £225,000 Leasehold

Satchells Estate Agents presents to market this well presented double unit three bedroom park home on this rural development. These cluster of park homes are exclusively for the over 50's and is one of the few park developments that permits a dog. A 20ft lounge, a beautiful fitted kitchen/diner, bathroom, three bedrooms, the master bedroom being fitted with built in wardrobes & ensuite. This property sits on a corner plot benefiting generous gardens to the front, side and back. Viewings Highly Recommended.



- Countryside Location
- Three Bedrooms
- Ensuite
- Garage
- Great Size Throughout
- Private Parking
- Double Unit
- 20ft Lounge
- Viewings Highly Recommended
- EPC exempt. Council tax band C

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

Via double glazed front door.

**Hallway:**

Fitted carpets. Doors to:

**Kitchen:**

Abt. 10' 0" x 10' 0" (3.05m x 3.05m) Range of fitted wall and base units. Stainless steel sink and drainer, gas hob, extractor fan, double glazed window to rear aspect, laminate flooring.

**Utility:**

Abt. 7' 5" x 5' 0" (2.26m x 1.52m) Fitted wall and base units, plumbing for washing machine & tumble dryer.

**Lounge:**

Abt. 20' 0" x 13' 5" (6.10m x 4.09m) Double glazed windows to all aspects, fitted carpets, two radiators.

**Dining Room:**

Abt. 10' 0" x 9' 0" (3.05m x 2.74m) Double glazed window to front aspect, fitted carpets, radiator.

**Bedroom One:**

Abt. 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to front aspect, fitted wardrobes and cupboards, fitted carpets, radiator.

**Ensuite:**

Double glazed window to rear aspect, suite comprising shower cubicle, hand wash basin, low level WC, laminate flooring, radiator.

**Bedroom Two:**

Abt. 9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to front aspect, fitted wardrobes, fitted carpets, radiator.

**Bedroom Three:**

Abt. 8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window to rear aspect, fitted storage cupboards, fitted carpets, radiator.

**Bathroom:**

Double glazed window to rear aspect, low level WC, hand wash basin, panelled bath, laminate flooring, radiator.

**Outside****Outside:**

Mainly laid to lawn, patio seating area, outside storage cupboards.

**Parking:**

Driveway for two cars & garage.

**Agents Note:**

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



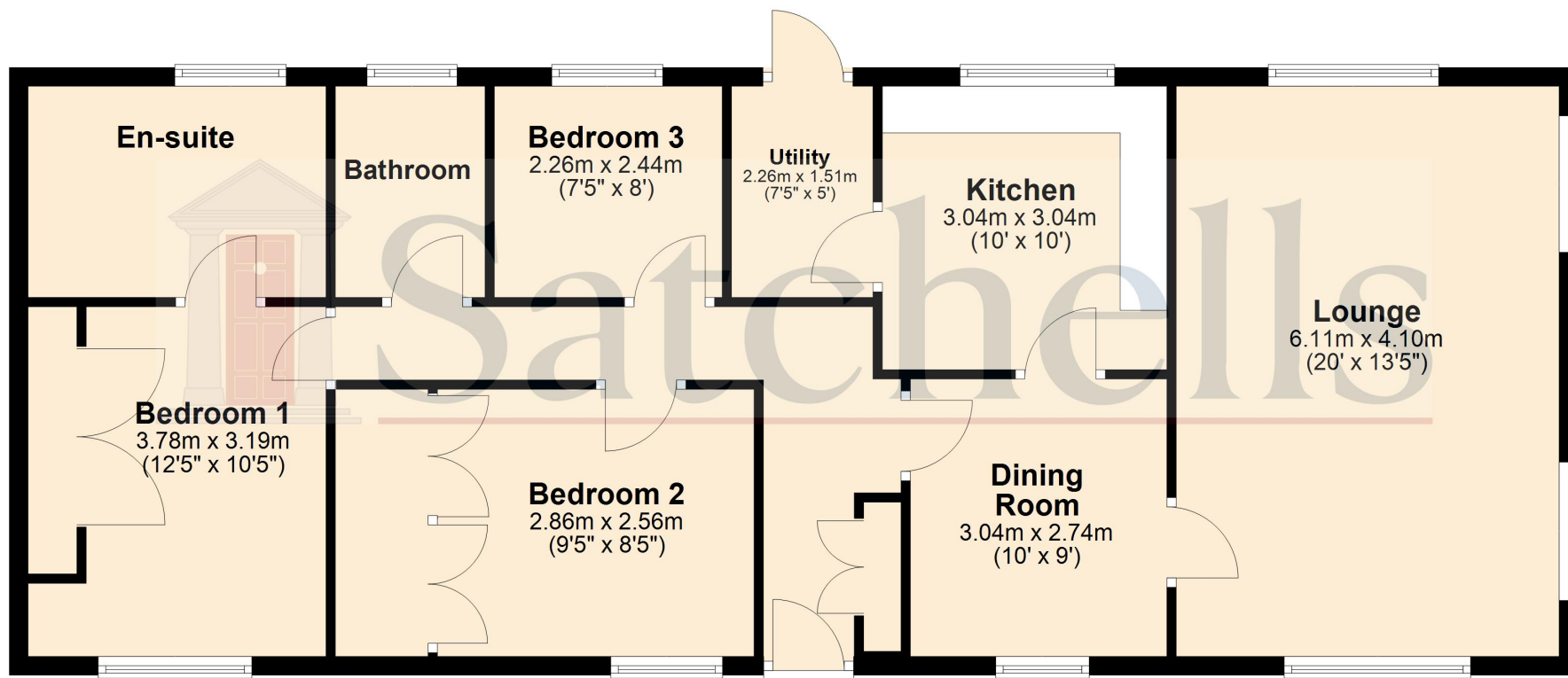




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



## 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.