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19 Orchard Park

Shouldham

King's Lynn, PE33 0BZ

£115,000

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# Orchard Park

Shouldham, King's Lynn, PE33 0BZ

Situated in the popular village of Shouldham is this two bedroom Park Home. The property has a modern fitted kitchen opening to the dining area. The living room has a feature fireplace with dual aspect windows. The rear hallway leads to two bedrooms both with fitted wardrobes, the master bedroom having an en-suite cloakroom. The family bathroom benefits from a walk-in shower bath. Outside the garden area wraps around the park home and is mainly laid to lawn with a storage shed, in addition to the front is a parking space.



Part Glazed Door to:

## Living Room

20' 4" x 9' 7" (6.20m x 2.92m) Max. Two UPVC double glazed windows to front and side. Feature fireplace. Television point. Radiator. Door to inner hall.

## Dining Room

10' 1" x 8' 11" (3.07m x 2.72m) UPVC double glazed window to side. Radiator. Television point. Opening to kitchen.

## Kitchen

9' 9" x 9' 0" (2.97m x 2.74m) UPVC double glazed window to front. Double glazed door to front with access ramp. Fitted with wall and base units with worktop over. Stainless steel sink and drainer with mixer tap. Integrated fridge freezer, washing machine & dishwasher. Gas hob. Oven. Extractor hood.

## Inner Hall

3' 1" x 5' 10" (0.94m x 1.78m) Doors to bedrooms and bathroom.

## Bedroom 1

10' 8" x 9' 2" (3.25m x 2.79m) UPVC double glazed window to side. Radiator. Fitted wardrobe. Built-in bedside cupboards. Door to cloakroom.

## Cloakroom

3' 3" x 6' 2" (0.99m x 1.88m) Window. Wash hand basin. W.C. Radiator.

## Bedroom 2

8' 5" x 9' 2" (2.57m x 2.79m) Window. Radiator. Fitted wardrobe

## Bathroom

5' 6" x 6' 1" (1.68m x 1.85m) UPVC double glazed window to side. Radiator. W.C. Wash hand basin within vanity unit. Walk in shower bath. Extractor fan.

## Agents Note:

Current Pitch Fee from January 2025 £196.00 per month. Council Tax Band A. Lease length 999 years. Electric supply and water supply is metered and charged directly to the site owner on a quarterly basis. Dogs are permitted on a discretionary basis subject to permission from the site owner.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

