



Two Double Bedroom Residential Park Home  
New Road, BH10





# Guide price £235,000

**Avalon Estates - A two Double Bedroom Residential Park Home, which is sited on the sought-after Stour Park in Northbourne. This delightful property offers two fully fitted Double bedrooms, Lounge Diner, fully integrated Kitchen, and spacious Bathroom. Additional benefits on offer include a private rear garden area and single garage with off road parking. Stour Park is conveniently located for the local shops and amenities which are within walking distance, also in close proximity is the Stour Valley Nature reserve. The property is offered Chain Free. .**



### **Entrance Hallway**

Textured and coved ceiling, Loft Access Hatch, Ceiling Light Point, Ceiling Mounted Smoke Alarm. Doors off to all accommodation.

### **Lounge/Diner** *19'2"x 14'8" 5.84m x 4.47m*

Textured and coved ceiling, 3 x ceiling lights, 1 x Double Glazed Bay window to side aspect, 2 x Double Glazed Bay windows to front aspect. Feature fireplace with inset Electric Coal effect fire with wooden surround and mantle over. TV point 2 x Double Radiators. Door into -

### **Kitchen** *9'6"max x 9'6"max 2.89mx2.89m*

Textured and coved ceiling, ceiling light point. 1 x Double Glazed window to side aspect, Double Glazed door allowing access to the side of the property. A range of base and eye level storage cupboards, wood effect work surface with inset 4 burner gas hob with electric oven under and extractor hood over. Inset stainless steel sink and draining board with mixer tap over. Fully integrated Fridge freezer, dish washer, washing machine. 1 x Radiator, part tiled walls and vinyl flooring.

### **Bathroom**

Textured and coved ceiling, ceiling light point, ceiling mounted extractor fan. 1 x Obscure double-glazed window to side aspect. LLWC, panelled bath with shower over and glass side screen, wash hand basin with storage cupboard under. Wall mounted mirror fronted bathroom cabinet, 1 x radiator, part tiled walls, vinyl flooring.

### **Bedroom One** *11'4" x 9'4"max 3.45m x 2.84m*

Textured and coved ceiling, ceiling light point, 1 x Double Glazed Window to side aspect. Fitted Bedroom furniture comprising of wardrobe with folding and hanging space, dressing table, 2 x bedside Cabinets, 1 x Radiator, TV Point.

### **Bedroom Two** *Two 9'5" x 8'3" 2.87m x 2.51 m*

Textured and coved ceiling, ceiling light point, 1 x Double Glazed Bay window to side aspect. A range of fitted furniture comprising of wardrobe with folding and hanging space, 2 x Bed side Cabinets. 1 x Radiator

### **Outside Front**

The front of the property is laid to lawn with a brick work border. There is access to either side of the home. Steps with a decorative wrought iron handrail. Allows access to the kitchen, while on the other side steps lead up to the front door. The remainder on both sides is laid to grass.

### **Rear**

To the rear of the property there is an enclosed lawned area which adjoins the garage. A pedestrian door from the garden area allows access to the single garage.

### **Single Garage**

Access via an up and over door. A pedestrian door which allows side access. Parking to the front of the garage for one vehicle.