



Guide Price £270,000

2 Bedroom Park Home for sale

Rose Farm Residential Park Stepshort, Belton, Great Yarmouth



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SALES AND LETTINGS



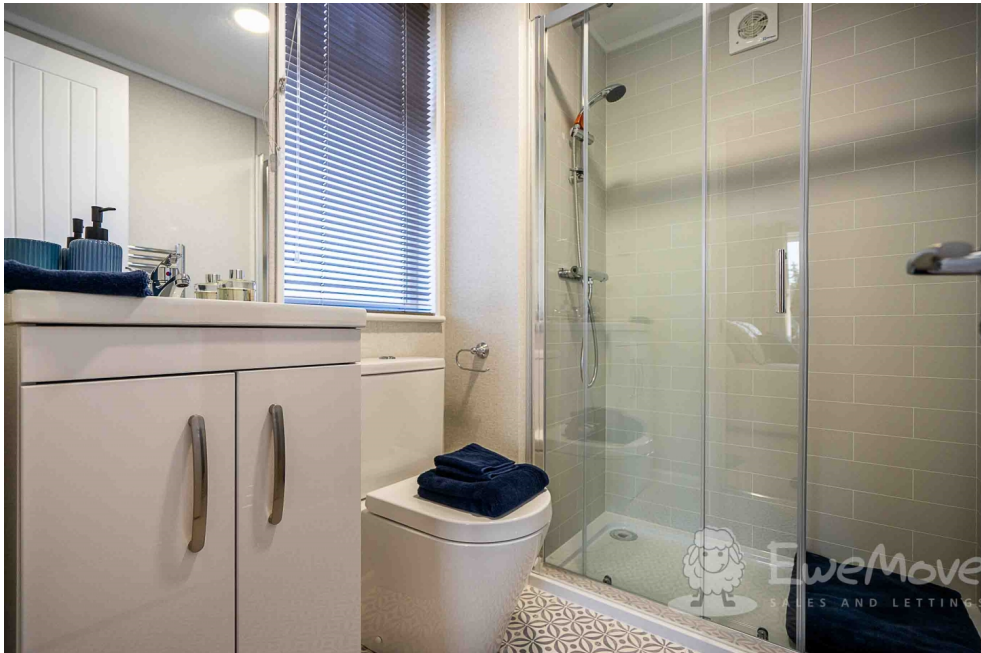
## Overview

Live a life of luxury and tranquillity under extensive Norfolk skies with a glorious coastline just moments away. Our OPEN HOUSE events are fast approaching, so come along and get your move on track.



## Key Features

- RESIDENTIAL OVER-50'S MODERN HOME
- FULLY-FURNISHED AND TURNKEY OPPORTUNITY
- PRIVATE LAWNED AND ENCLOSED GARDEN
- PRIVATE DRIVEWAY PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING, MAINS WATER AND DOUBLE GLAZING
- NO STAMP DUTY OR LEGAL FEES
- TRANQUIL COMMUNITY WITH LOCAL EVERYDAY ESSENTIALS
- 10-MINUTES FROM GORLESTON-ON-SEA BEACH, MARINE PARADE AND GOLF COURSE





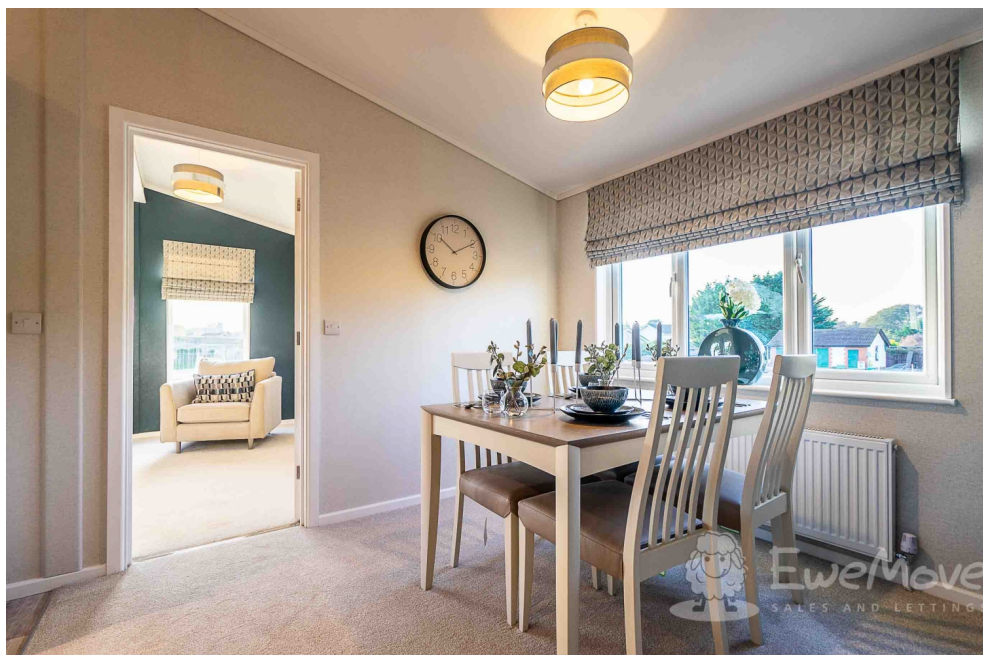
Welcome to Rose Farm Residential Park in Belton, near Burgh Castle. An exciting line of brand-new, luxury park homes is underway to provide you with a splendid home and relaxed lifestyle. These homes are modern in layout and design offering a sophisticated build, tasteful interiors, and convenient spaces. A home you can be proud of all year round!

Complete with integrated appliances, vaulted ceilings, exterior lighting, and adjacent private parking for two vehicles, there is much to discuss regarding their intelligent design, quality materials, and overall finish. Not to mention a range of additional extras to bespoke your home.

Located within a friendly community offering local eateries, a Tesco Express, and a Wellbeing Pharmacy you will never need to go far for daily essentials. Within a 15-minute drive, you will find supermarkets, shopping outlets, and a wider range of amenities. The Marine Parade and Golf Club at Gorleston-on-Sea are within a 10-minute drive.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: [///aced.activism.emails](https://www.what3words.com////aced.activism.emails)



## **Living Room**

Vaulted ceiling, fitted carpet, a symmetrical trio of floor-to-ceiling uPVC double-glazed windows, radiator, and television socket.

Designer corner sofa and armchair, Roman and Venetian blinds, coffee table, lamp table, and television unit.

## **Kitchen / Dining Room**

Vaulted ceiling, fitted carpet, uPVC double glazed window, and radiator.

Dining table and chairs.

Vaulted ceiling, vinyl flooring, uPVC double glazed window, oak effect worktops, and contemporary style kitchen units.

Breakfast

bar with stools and USB fast charging pad, electric single eye-level oven, four burner gas hob, integrated fridge-freezer and dishwasher.

## **Bedroom (Double) with Ensuite**

BEDROOM: Fitted carpet, uPVC double-glazed window, feature wallpaper wall, radiator, and fitted mirror sliding wardrobe.

Superior comfort king-size bed and padded headboard, freestanding bedside cabinet, dressing table, and stool.

ENSUITE: uPVC double-glazed window, vinyl flooring, walk-in shower with glass screen, basin, WC, and wall-mounted mirror.

## **Bedroom 2**

Fitted carpet, uPVC double-glazed window, radiator, superior comfort double bed and padded headboard, and fitted mirror sliding wardrobe.

## **Bathroom**

Vinyl flooring, uPVC double-glazed window, Venetian blind, chrome towel radiator, shower over bath, basin, wall-mounted mirror, and WC.

## **Study**

Fitted carpet, uPVC double-glazed window, and radiator.

## **Utility Room**

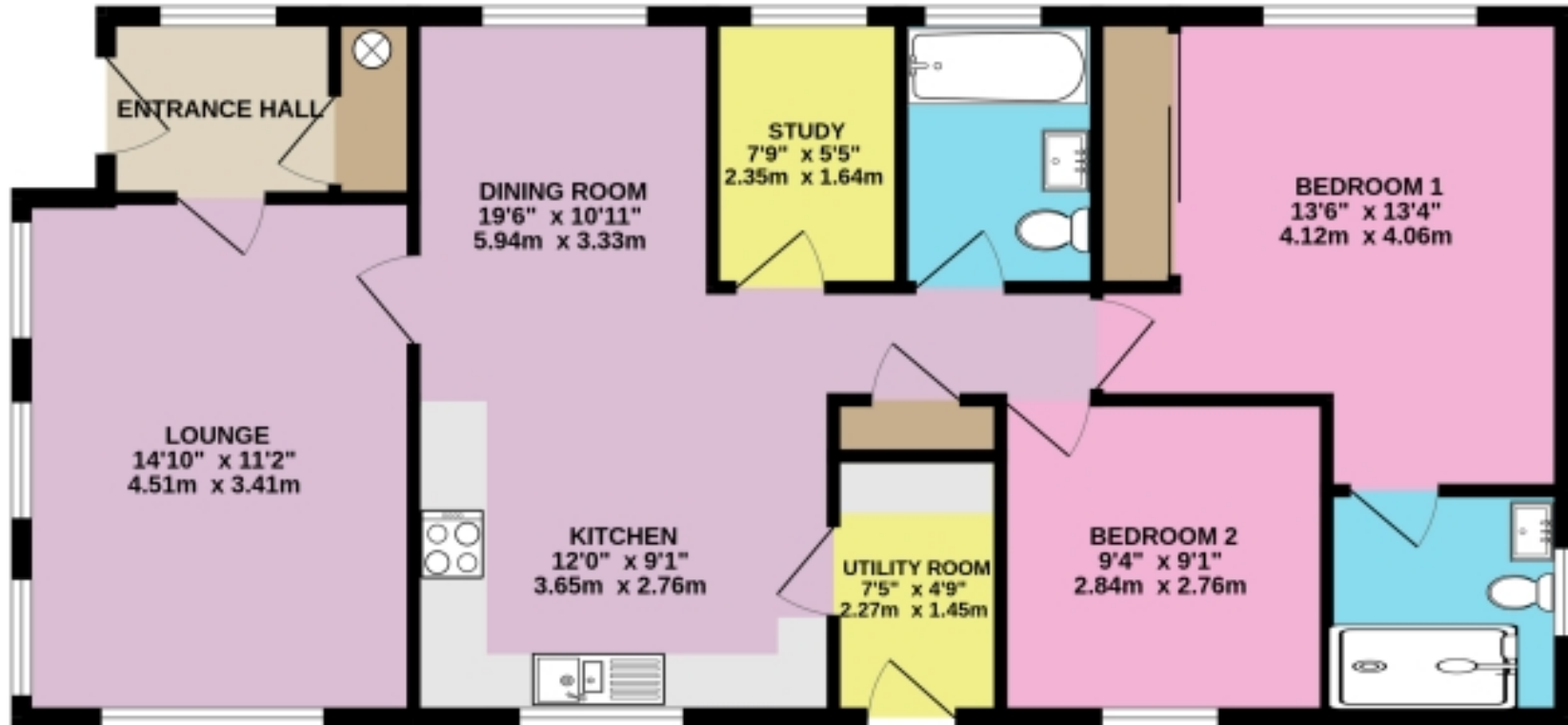
Exterior uPVC door, vinyl flooring, integrated washing machine, and radiator.

## **Entrance Hall**

Vaulted ceiling, fitted mat flooring, uPVC double-glazed window, radiator and storage cupboard housing the boiler.

# Floorplans

## GROUND FLOOR 866 sq.ft. (80.5 sq.m.) approx.



AWANTI DETACHED 2-BEDROOM PARK HOME

TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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