KELLING HEATH

2022 ABI ROECLIFFE

37FT X 12FT

*

TWO BEDROOMS

*

PLOT 47

£64,995

HISTORIC SITE FEE

THE HOLIDAY HOME

Set within a large, private woodland plot and just a short stroll from the excellent facilities of the Village Centre, beautifully presented and offering a fantastic opportunity for anyone looking for a peaceful retreat with plenty of outdoor space.

The plot is mostly fenced and benefits from a double vehicle gate, providing convenient parking either on or off the plot. An excellent non-slip side deck leads into a practical entrance hall – the perfect space for coats and boots. Inside, the holiday home is presented in excellent condition and has clearly been very well cared for throughout. The spacious, open-plan living area provides a bright and welcoming environment, incorporating a well-equipped kitchen/diner with integrated fridge/freezer and microwave, alongside a generous lounge with plenty of comfortable seating, a sofa bed and electric fire.

The accommodation comprises a main king-size bedroom featuring a lift-up bed providing excellent additional storage, a vanity area, built-in wardrobes and a convenient en-suite WC. There is also a comfortable twin bedroom and a well-appointed family shower room. Further features include USB sockets throughout, adding a useful modern touch.

KEY FEATURES

- MAIN KING BEDROOM
- EN-SUITE WC & SINK
- FAMILY SHOWER ROOM
- SOFA BED
- TWO DECKED AREAS
- SHED
- EASY PARKING FOR TWO
- WOODLAND PLOT
- PARTIALLY FENCED

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

ADDITIONAL FEATURES

- FRONT OPENING DOORS
- FEATURE FIREPLACE
- THERMOSTAT

Kitchen

Lounge

Bedroom

LICENCE

LICENCE ON PARK UNTIL 28/04/2037

CONTACT US

Email:

holidayhomesales@kellingheath.co.uk

Telephone:

01263 589900

ALL OF OUR HOLIDAY HOMES FOR SALE CAN BE VIEWED BY VISITING

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE

Please note pictures are for illustration only and final spec may differ from that shown.

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.
Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:
the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;
while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and
the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.
Please contact Holiday Home Sales if you have any questions about this caravan holiday home.
Kelling Heath Holiday Park is a division of Timewell Properties Limited, a company registered in England and Wales under company number 00747225, whose registered address is Mill House, 11 Meridian Way, Norwich, Norfolk, NR7 0TA.