

## Summary

**A well presented two bedroom park home situated in a quiet park with stunning filed views, The property boasts well appointed accommodation, front and rear gardens, off road parking and is a short walk to the village amenities.**

## Description

### Approximate Room Sizes

ENTRANCE PORCH: Double glazed entrance porch with door to:

ENTRANCE HALLWAY: Wood effect flooring, Radiator. Doors to

LOUNGE/DINER: Lounge 6.25m x 3.63m (20'6 x 11'11) Dining space 2.79m x 2.13m (9'2 x 7) A bright room with triple aspect windows, wood effect flooring, radiator and gas fire. Door to:

KITCHEN: 3.76m x 2.79m (12'4 x 9'2) 1 Bowl sink unit with cupboard under a range of base and wall mounted units and complimentary work surfaces. Space for cooker, fridge/freezer and washing machine. Cupboard housing gas fired boiler. Part glazed door leading to rear garden.

BEDROOM ONE: 3.35m x 2.87m (11 x 9'5) - Wood effect flooring. Fitted wardrobes. Window to rear aspect looking over garden and field views.

BEDROOM 2: 2.87m x 2.54m (9'5 x 8'4) Wood effect flooring. Fitted wardrobes. Window to rear aspect looking over garden and field views.

Shower Room: 3.12m x 1.75m (10'3 x 5'9)  
Low level flush WC, pedestal wash hand basin and walk in shower cubical. Window to side aspect

OUTSIDE: The front of the property offers off-road parking for two cars the front gardens are laid to lawn with a range of flowers and shrubs. A gate encloses the rest of the garden which wraps around all side of the property, the rear garden is laid to patio and stone for easy maintenance. Timber fence. Shed.

AGENTS NOTE: Ground Rent - £32.50 per week  
Water - Metered and paid direct to site  
Electric - Billed every 3 months and paid to site  
No Age Restrictions  
2 pets per home

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – A  
Tenure – Unknown  
Services – Mains Gas, Water & Electricity  
Post Code – IP7 6LY

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





If you would like to speak to one of our mortgage advisors call now – 01787 468400



### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Chequers Park | Whatfield Road | IP7 6LY

£120,000

A well presented two bedroom park home situated in a quiet park with stunning filed views, The property boasts wellappointed accommodation, front and rear gardens, off road parking and is a short walk to the village amenities.

- Two Double Bedrooms
- Lounge/Diner
- Gas Central Heating
- Double Glazing
- Village Location
- South Facing Garden
- Field Views