

- Brand new park home
- Two, double bedrooms
- Modern, fully fitted kitchen
- En-suite to master
- Over 50's, gated community
- All services connected
- Fully furnished
- Single garage
- Part exchange available



Cathedral View
Park, Witchford,
Guide price
£225,000



Radcliffe and Rust are delighted to offer for sale, this brand new, high quality and simply stunning, park home, at the gated and exclusive, Cathedral View Park in Witchford. This property is available for cash purchasers, over the age of 50 who are looking to live in a private and peaceful, year round community. The site owner also offers a part exchange service to make your move as efficient and stress free as possible. Cathedral View Park is located just 3.4 miles from the historic city of Ely which can be easily reached in less than 9 minutes by car. The property itself is fully connected to all main services (including drainage), has gas fired central heating running from a combination boiler and even comes with the added benefit of being fully furnished to a high, contemporary standard. Internally you will find a large entrance hall, spacious lounge, a bright and airy kitchen/diner complete with all white goods and utility area, a bathroom and two double bedrooms with built in storage and an en-suite to the master. Outside, the property has a driveway for two vehicles that leads to a single garage. There is also a low maintenance and private patio with lawn area to the side aspect. Being brand new, the property comes with all guarantees and warranties. Opportunities to move into this exclusive community are few and far between so contact us today to secure your place.

Hall

With obscured, double glazed door to front aspect, downlighters, two storage cupboards and radiator.

Lounge 4.93m x 3.23m

With double glazed window to side aspect and double glazed window to front aspect. downlighters, electric fire place with mantel surround, two radiators, T.V point, telephone point and double doors to...

Kitchen/diner/utility 7.44m x 2.54m

With double doors from the lounge, double glazed windows to rear aspect,, double glazed patio doors to side aspect, obscured double glazed door to rear aspect, downlighters, gas fired combination boiler, fitted kitchen with matching wall and base units with worktop and up-stand over, inset sink and drainer unit, inset gas hob with splash-back protector and cooker-hood over, built in electric oven, built in microwave, built in fridge/freezer, built in washing machine, built in dryer, built in dishwasher and radiator.

Bedroom one 3.91m x 3.20m

With double glazed window to rear aspect, downlighters, built in wardrobes, radiator, TV point and door to...

En-suite 2.24m x 1.83m

With obscured, double glazed window to rear aspect, extractor fan, downlighters, fully tiled suite comprising of low level W.C, vanity wash hand basin unit, shower cubicle and radiator.

Bedroom two 2.79m x 2.74m

With double glazed window to rear aspect, downlighters, built in wardrobes, T.V point and radiator.

Bathroom 2.21m x 1.83m

With obscured double glazed window to front aspect, downlighters, extractor fan, fully tiled suite comprising of low level W.C, vanity wash hand basin unit, bath with mixer taps and shower over and radiator.

Outside

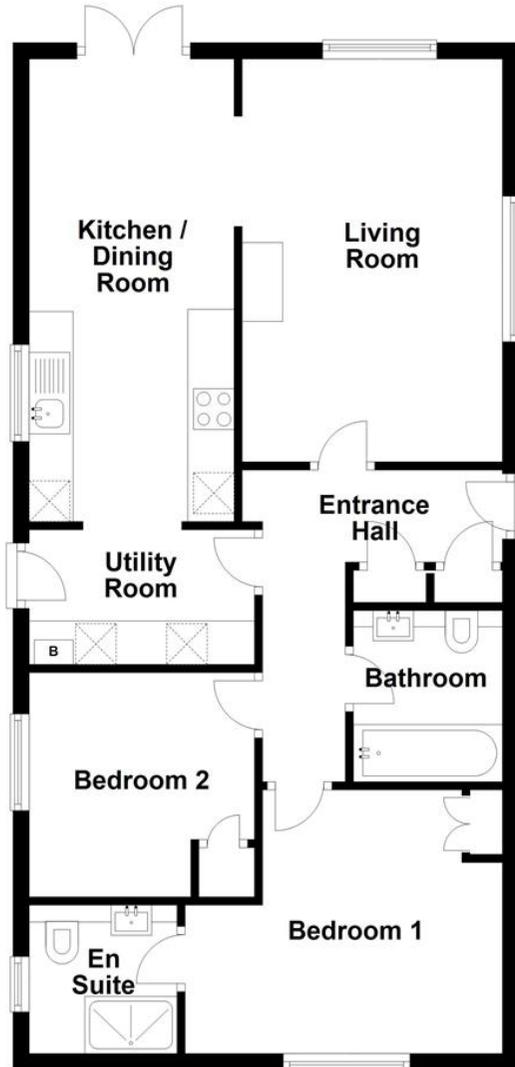
To the side of the property there is a private small lawn and patio area. At the front, there is a driveway for two vehicles and a single, up and over garage.

Agent notes

Brand new park home with an infinite lease
Ground rent/service charge of approx. £26 per week, includes water rates
Connected to all main services, including drainage
Secure, gated community for those 50 years and over
Council tax band A
Cash buyers only, or part exchange available

Floor Plan

Approx. 71.4 sq. metres (768.7 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.