



**\*\* NO CHAIN INVOLVED \*\* VIEWING RECOMMENDED \*\* SUPERB POSITION \*\* UPVC DOUBLE GLAZED CONSERVATORY \*\*** A most impressive larger style 2 bedroom detached park home offering deceptively spacious accommodation. Features incl. gas CH & uPVC DG. Park Homes are an ideal purchase for people wishing to enjoy all the features and benefits of a conventional home, with the added benefit of becoming part of a friendly, close knit community with added security and peace of mind. Briefly comprising: entrance hall, generous open plan lounge/dining room, modern fitted kitchen, conservatory extension to the side, 2 bedrooms, both with built-in wardrobes, and a shower room/WC. Externally are well kept gardens to 4 sides with 2 separate paved areas providing useful off street parking. There are 2 storage sheds located to the rear of the property which are included in the asking price.

Elm Tree Park, Queen Street, Seaton  
Carew, TS25 1FJ  
2 Bed - Bungalow - Detached

**ROBINSONS**  
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**ENTRANCE HALL**

A wheelchair accessible non slip ramp with feature balustrade leads to the uPVC double glazed door and into an 'L' shaped entrance hall accessed via uPVC double glazed entrance door, fitted carpet, coved ceiling, double radiator, useful storage cupboard with sliding doors.

**LOUNGE/DINING ROOM**

19'7"x15'8" max (5.97x4.78 max)

A generous open plan lounge/dining room offering a high degree of natural light with three uPVC double glazed windows, fitted with an attractive feature fire surround with electric fire, fitted carpet, coved ceiling, television point, two double radiator, additional single radiator

**KITCHEN**

10'3"x9'7" (3.12x2.92)

Fitted with a modern range of white gloss units to base and wall level with complementing 'oak' effect 'roll-top' work surfaces in a 'U' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for gas cooker, space for free standing fridge/freezer, recess with plumbing for automatic washing machine, 'tile' effect vinyl flooring, useful storage cupboard with double sliding doors, uPVC double glazed window into conservatory, double radiator, access to:

**CONSERVATORY**

9'8" x 7'10" (2.95 x 2.41)

Ideal for use as an additional sitting area with uPVC double glazed French doors which open to a delightful decked patio area, fitted with 'tile' effect laminate flooring, two wall lights, convector radiator.

**BEDROOM 1**

12'4"x9'4" (3.76x2.84)

A good sized master bedroom which benefits from a modern range of bedroom furniture including wardrobes with matching bedside cabinets and dressing area, fitted with modern laminate flooring, uPVC double glazed window, coved ceiling, single radiator.

**BEDROOM 2**

8'11"x7'9" (2.72x2.36)

Ideal for use as a guest bedroom with wall to wall fitted wardrobes, fitted carpet, uPVC double glazed window, coved ceiling, single radiator.

**SHOWER ROOM/WC**

Fitted with a modern three piece suite with chrome fittings comprising: walk-in double shower with chrome frame, glass panelled sliding door and chrome shower, wash hand basin with chrome mixer tap, low level WC, tiling to splashback, chrome heated towel radiator, coved ceiling, uPVC double glazed window.

**OUTSIDE**

The property features well maintained gardens to four sides. The front garden should prove to be low maintenance, whilst paved areas to each side of the property provide parking for 2 cars. To the rear of the property are two useful storage sheds which are included in the asking price, as well as a delightful raised decked patio area, further paved patio area and raised flower bed. The rear garden enjoys a high degree of privacy with raised conifers over.

**NB**

Prospective buyers must be aged 50 years or over and are allowed one dog, other pets considered. There is also a maintenance charge, details to be given to a bona fide purchaser.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.