

28 The Gables, North Walsham - NR28 0RA

£70,000 Leasehold

Enjoying a peaceful position within a friendly and secure holiday park, this modern and well-presented park home offers year-round use with a 12-month season. The interior is bright and spacious, featuring an open-plan lounge, kitchen, and dining area, two generously sized bedrooms with built-in wardrobes, a master en-suite, and a contemporary family bathroom. Sold fully furnished and recently repainted throughout, the home also includes a private decked area with a hot tub and one allocated parking space. Residents benefit from fantastic on-site facilities, including a communal swimming pool, gym, and a welcoming bar with a pool table.

Location

The Gables enjoys a convenient position on the outskirts of North Walsham, a well-connected market town offering a wide range of amenities including supermarkets, independent shops, cafés, and a popular leisure centre. The town benefits from both primary and secondary schools, as well as a train station providing direct links to Norwich and the coast. Just a short drive away, you'll find the scenic North Norfolk coastline with its sandy beaches and coastal walks, while the nearby Norfolk Broads National Park offers excellent opportunities for boating and nature exploration. With good road links and a strong sense of community, North Walsham is an ideal base for both families and commuters.



Agents notes

We understand that the property will be sold leasehold, connected to mains services, water, electricity and drainage.

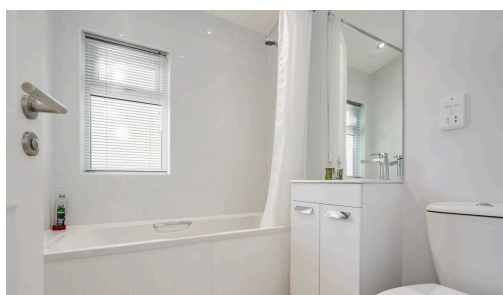
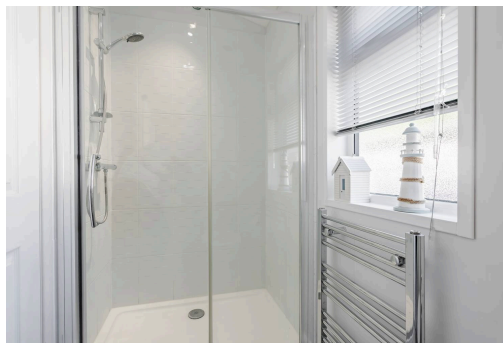
Years remaining on lease: TBD

Maintenance fee and ground rent:
£7,036.91 per annum (pitch fees)

Renewal due: 01/11/2025

Heating system- Gas Central Heating
supplied by bottled gas

Council Tax Band- TBD



The Gables, North Walsham

Step through the front door into a welcoming entrance area, where practical built-in storage cupboards provide the ideal space for coats, shoes, and everyday items. This area sets a functional tone for the rest of the home and leads through to the spacious open-plan lounge, kitchen, and dining area — the social hub of the property.

The kitchen is well-appointed with a range of sleek white cupboards offering generous storage, complemented by wood-effect worktops that provide ample preparation space. Integrated appliances include an electric oven and hob with an overhead extractor, while a tiled splashback and practical flooring add both style and durability. Whether cooking, hosting, or simply relaxing, this space is designed for modern living.

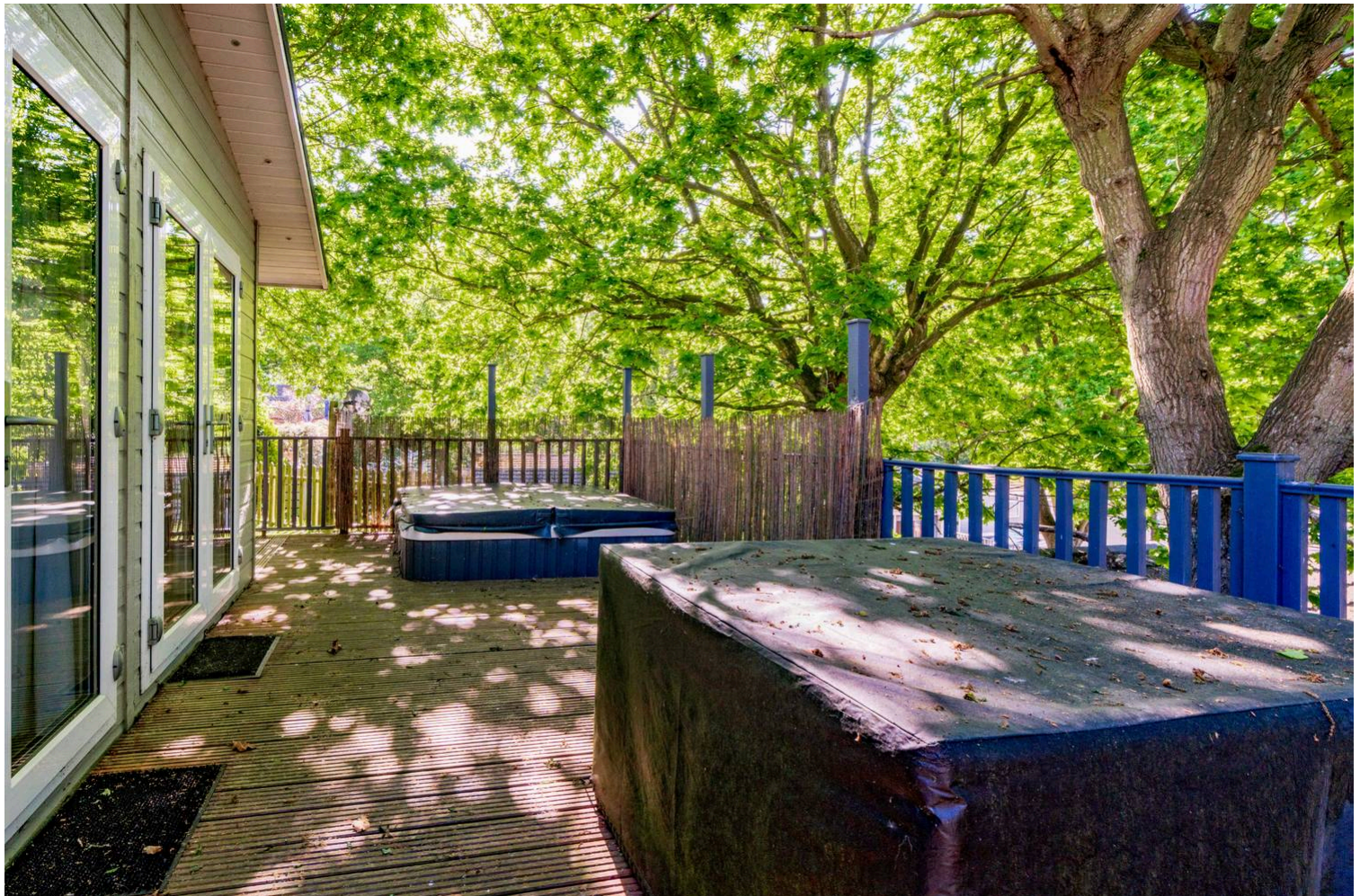
The adjoining lounge and dining areas are bright and inviting, thanks to multiple windows that allow plenty of natural light to fill the space. Carpeted for comfort, the space easily accommodates both seating and dining furniture. Two sets of French doors open out onto the generous deck, creating a seamless indoor-outdoor connection, while inset ceiling lights provide a sleek and modern finish.

Continue through the property to discover two spacious double bedrooms, both featuring built-in wardrobes for convenient storage. The master bedroom is further enhanced by its own en-suite shower room, offering added privacy and comfort. The contemporary family bathroom completes the interior, fitted with a bath and shower over, tiled surround, and modern fixtures.

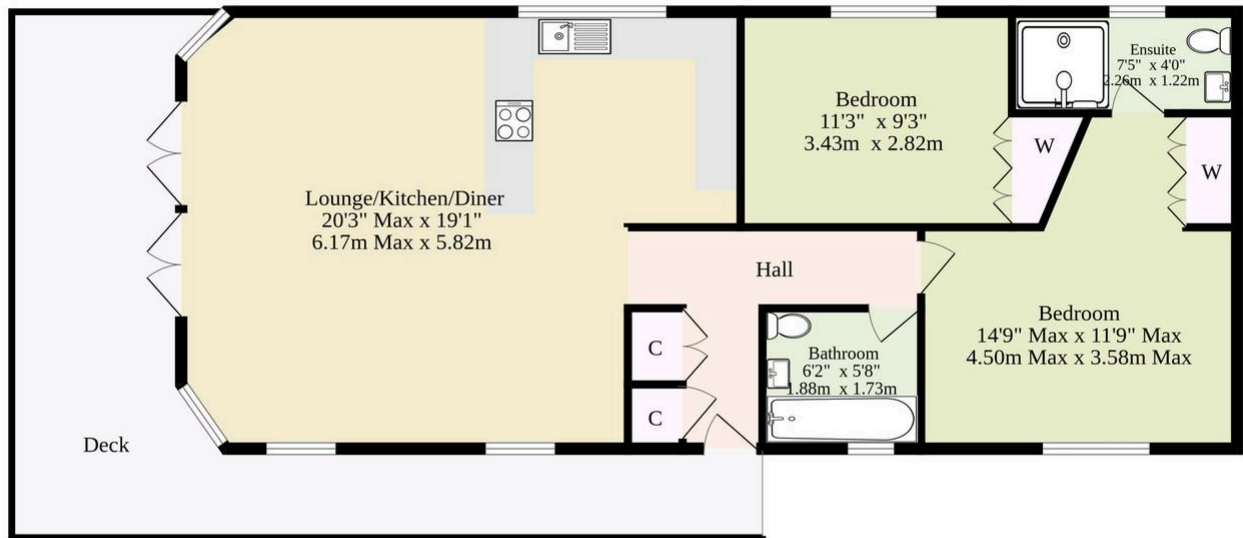
Double glazing is fitted throughout the home, ensuring a comfortable environment in every season.

Outside, the generous private decking area includes a hot tub, ideal for relaxing after a day out.

One allocated parking space is provided, and residents benefit from a range of on-site facilities including a communal swimming pool, well-equipped gym, and a bar with pool table, all set within a friendly and well-maintained park community.



Ground Floor
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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