



9 Charmbeck Park Homes, Haveringland

Norwich



Minors & Brady

9 Charmbeck Park Homes

Haveringland, Norwich

This detached park home is situated within a quiet, established lakeside community for the over 55's, offering a calm and nature-focused environment. Its location provides convenient access to nearby amenities while still maintaining a sense of seclusion. The interior is thoughtfully arranged to support modern living, with a layout that enhances both comfort and functionality. Natural light plays a key role throughout the home, contributing to a bright and airy atmosphere. Flexible living space allows for a home office or occasional guest accommodation if needed. Outdoor areas are well-suited for leisure and practical use, with additional structures enhancing versatility. Overall, the property combines low-maintenance living with a peaceful setting and useful everyday features.

- Detached park home in a peaceful lakeside over-55s community
- Bright and spacious open-plan living and dining area
- Two well-proportioned bedrooms, including en suite to main bedroom
- Additional study with potential to be used as a third bedroom
- Modern fitted kitchen with partial integrated appliances and breakfast area
- Generous south-facing garden with patio for outdoor seating
- Summer house studio and separate garden shed for added versatility
- Private driveway parking and garage
- Double glazing and LPG gas heating for comfort and efficiency
- Quiet rural location with easy access to nearby villages, Norwich, and transport links





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The Location

Haveringland is an attractive village and civil parish set in the Norfolk countryside, offering a peaceful rural setting while remaining conveniently close to a wide range of amenities and transport links. Surrounded by open farmland and typical North Norfolk scenery, it provides a sense of space and tranquillity without feeling isolated.

The nearby village of Cawston, just 2.5 miles away, offers everyday essentials including a delicatessen, local shop, post office and traditional pub, fostering a strong sense of community. Reepham, around 4 miles away, provides additional facilities such as independent shops and well-regarded dining options. The market towns of Aylsham and Holt are also within easy reach, along with Swannington and Felthorpe, offering further services and countryside walks. For more extensive shopping, larger supermarkets including Sainsbury's, Tesco and Asda are available within 10 miles, mainly around Norwich.

The area benefits from regular bus services linking Haveringland to Norwich. The Sanders Coaches 43 route connects Reepham, Cawston and Aylsham to the city, with journey times from Cawston of approximately 55 minutes. Additional services, including the 42 and 43B routes, provide further connections, making travel convenient for commuters and visitors alike.

Haveringland is well placed for transport links, with Norwich International Airport around 8 miles away and Norwich Train Station approximately 12 miles away, offering direct services to London Liverpool Street in about 1 hour 50 minutes. The North Norfolk coast is also within 15 miles.

Road connections are excellent, with easy access to the Northern Distributor Road (NDR), linking to the A47, A146, A140 and A11. This allows straightforward travel to destinations such as Cambridge, Ipswich and Great Yarmouth, while enjoying the benefits of rural village living.



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This well-presented detached park home is set within a peaceful and established lakeside development, offering a relaxed lifestyle surrounded by natural beauty.

Located just a short drive from the historic market town of Reepham, the property benefits from access to scenic woodland and lakeside walks, making it ideal for those seeking a tranquil setting.

Inside, the home features a bright and spacious open-plan living area, designed to maximise natural light from multiple aspects. The layout comfortably accommodates both lounge and dining areas, creating a welcoming space for everyday living and entertaining.

The adjoining kitchen includes a range of fitted units, integrated appliances, and a breakfast area, with direct access to the outside.

The accommodation includes two well-proportioned bedrooms, with the main bedroom benefiting from its own en suite shower room. A separate study provides flexibility and can be used as a third bedroom if required. A further bathroom serves the rest of the home, offering practical and comfortable living arrangements.

Externally, the property enjoys a generous south-facing garden, mainly laid to lawn with a patio area ideal for outdoor seating. The garden also includes a summer house studio, perfect for hobbies or additional workspace, along with a garden shed. To the front, there is driveway parking leading to a private garage.

This detached park home is situated within a quiet, established lakeside community for the over 55's, offering a calm and nature-focused environment. Its location provides convenient access to nearby amenities while still maintaining a sense of seclusion. The interior is thoughtfully arranged to support modern living, with a layout that enhances both comfort and functionality. Natural light plays a key role



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Agents Note

This property is offered for sale on a leasehold basis with an indefinite lease. Ground rent is £160 per calendar month, including water charges.

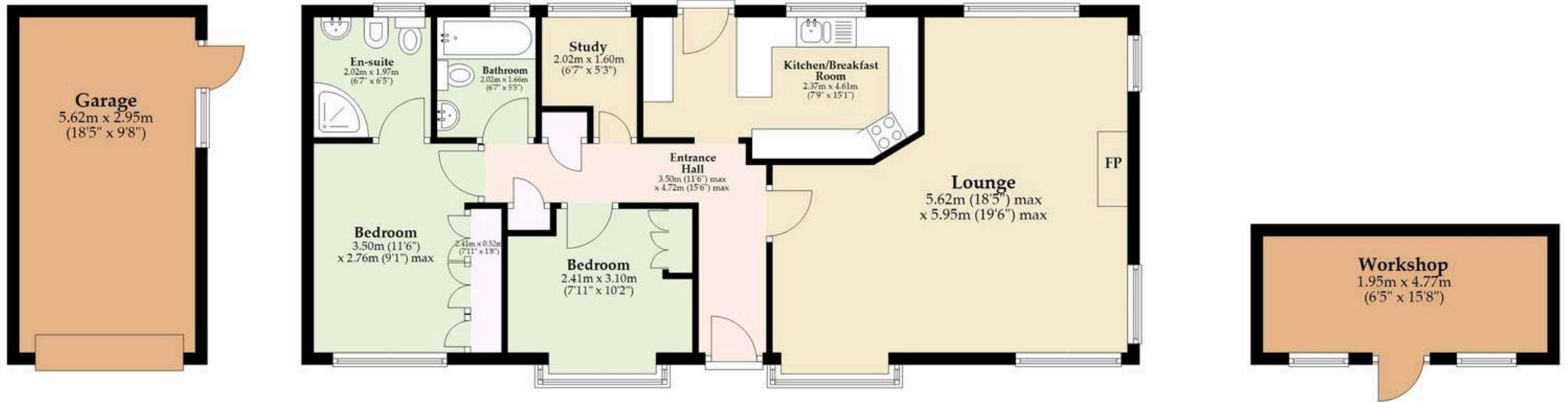
Charmbeck is a 55+ site, and pets are not permitted in this section of the park (buyers should confirm this directly with the site management).

All purchasers of park homes must ensure they are satisfied with the lease terms, site rules and any restrictions, including whether the property can be used as a main residence or for part-time occupancy. When proceeding, buyers must ensure they are fully satisfied with all aspects of the purchase.



Ground Floor

Approx. 77.2 sq. metres (831.0 sq. feet)
(excluding Garage, Workshop)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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