

Peter Clarke



32 The Lawns , Wootton Hall, Wootton Wawen, Henley-in-Arden, B95

£199,950

A well positioned beautifully appointed 5 year old Park Home with a vaulted living/dining room. Two bedrooms, one with en-suite & walk in wardrobe. Fitted kitchen with appliances. Easily manged garden plus good parking

APPROACH Brick block and gravelled fore court parking for at least two cars. Upvc glazed door into,

RECEPTION HALL With cloaks and heating linen cupboard, half glazed door into,

"L" SHAPED LOUNGE DINING ROOM

LOUNGE 15' 7" x 12' 0" (4.75m x 3.66m) With shallow Upvc double glazed bow windows to the front and side both with attached blinds. The room has a full height vaulted ceiling with downlights.

DINING AREA 9' 7" x 7' 4" (2.92m x 2.24m) This also has shallow bow window to the side which together with the double rear French doors both have integral blinds. Square archway into,

KITCHEN 10' 9" x 10' 0" (3.28m x 3.05m) Wood effect vinyl flooring to compliment shaker style units in cream, with granite effect black laminate worktops. Inset twin sink and drainer below Upvc double glazed window. Integrated slimline dishwasher and washer/dryer. Four ring gas hob with stainless steel and glass cooker hood above. Unit housing double oven and grill with adjacent fridge/freezer. Range of wall cupboards, full glazed door to garden.

PRINCIPAL BEDROOM 10' 5" x 8' 5" (3.18m x 2.57m) Slimline bow window with integrated blinds. Doors to,

WALK IN WARDROBE Fitted with shelving and multi height

hanging rails.

EN-SUITE Extensive tiling to compliment the white suite, comprising, corner glass entry shower cubicle, wash basin and dual flush WC. Chrome towel rail, mirror fronted medicine cupboard.

BEDROOM TWO 10' 5 max" x 7' 1" (3.18m x 2.16m) Shallow bow window with integrated blinds. Double fitted wardrobe, TV point.

BATHROOM A white suite comprising, Bath with glass shower screen mixer tap and shower attachment. Wash basin, dual flush WC, chrome towel rail, mirror fronted medicine cupboard.

IMPORTANT INFORMATION

There is a monthly pitch fee of approximately £160. The minimum age of one of the owners has to be 55 years. Council Tax is Band A.

GARDEN Raised patio, with railing surround, steps down to extensive paved and gravelled garden for ease of maintenance. Shed. External lighting



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