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*Four Oaks Park,*  
Brome, Nr Eye, Suffolk.



**MUSKER  
McINTYRE**  
ESTATE AGENTS

A beautifully presented 2017 Omar Regency park home situated in this convenient location on Four Oaks and overlooking the communal green and being within easy reach of the market town of Diss where you will find an array of shops and the railway station with its direct link to London Liverpool street.

Accommodation comprises briefly:

- Entrance hall
- Cloaks and shoe storage cupboards
- Sitting/dining room
- Fully fitted kitchen
- Utility room
- Two double bedrooms
- En-suite shower room
- Family bathroom
- Enclosed garden
- Off road parking



## Property

This beautifully presented park home has an entrance hall with cloaks and shoe storage cupboards and access into a spacious sitting room/diner with uPVC sealed unit double glazed windows, French doors to the front and mock feature fireplace with electric flame effect fire. From the dining area a door leads into the fully fitted kitchen with integrated appliances including a dishwasher, washing machine, water softening unit and fridge/freezer. There is a good range of modern base and wall units and fitted hob and eye level oven/grill. A utility room can be found to the rear of the kitchen and has worktop with matching base and wall cupboards fitted and a uPVC door to the side.

Leading off the entrance hall are two double bedrooms with an en-suite shower room to the master with white fitted suite including corner shower, low level WC and vanity wash basin, this room also has the benefit of a walk-in wardrobe. The second bedroom has a triple fitted wardrobe and a uPVC window to the side. The main bathroom comprises a white fitted suite with panelled bath, low level WC and wash basin.



## Outside

To the front there is a parking space for one car which leads to composite steps which lead onto matching veranda which runs to the front and side of the property with a roll out awning to the front. To the rear of the property there is a lawned garden and plastic 8' x 6' shed. The plot is enclosed by conifer hedging to the boundaries.

## Location

Brome is located within 2 miles of Eye which provides a range of independent shops including 2 small supermarkets, tea rooms, coffee shops, popular public house, Post Office, bank and health centre. In the neighbouring town of Diss you will find a mainline train station with direct links to Norwich, Ipswich and London Liverpool Street. The Suffolk heritage coastline is only 20 miles away, which is home to the popular seaside towns of Aldeburgh and Southwold.



## Fixtures & Fittings

All fixtures and fittings including curtains are included in the sale, however the vendors will be taking the sofas in the sitting room along with the beds.

## Services

LPG gas fired radiator central heating  
Mains water, electricity and drainage.  
Energy Rating: tbc

## Local Authority:

Mid Suffolk District Council  
Tax Band: A  
Postcode: IP23 8AL

The current pitch fee is £186.00 every 4 weeks which includes water and sewerage charges. Second cars are charged at a cost of £3.00 per week. The minimum age is 45 years old. Pets are welcome.

## Tenure

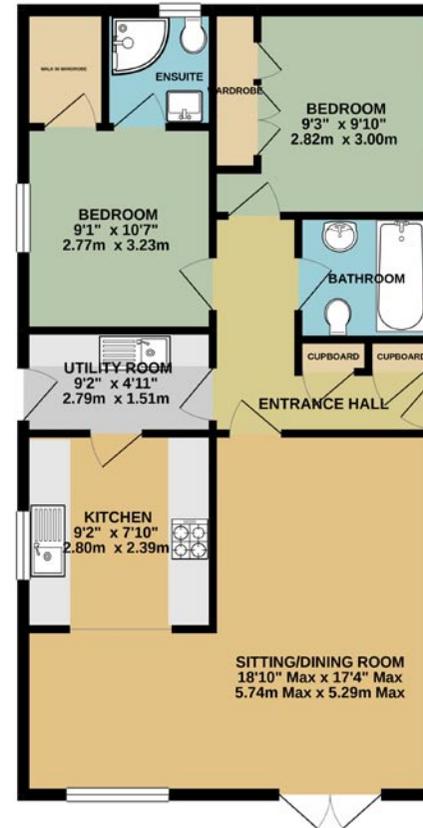
Freehold

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £169,000**

750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB-1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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