

FOR SALE

TINGDENE DOLBEN LODGE

3 BED PARK HOME 45' X 20'

£170,000



Full description:

This 2005 three-bedroom park home is for sale on the popular **Brookside Park**, in the village of Bromham. The property benefits from lounge, dining room, modern kitchen, utility room, family bathroom, two double bedrooms, ensuite, study/ single bedroom. This park home is set on a large easy maintenance plot, offering off road parking, large metal garage and metal storage sheds. This home also has added underfloor insulation.

The park home site is for the over forties and no dogs and children can live there on a permanent basis. **'Brookside Park'** is close to local amenities. The site is quiet and peaceful and has good bus routes into Bedford town centre and Milton Keynes.

Concrete steps with handrail leading to

Half glazed UPVC door with full half side glazed panel, security light, leading to:

Hallway

Large L shape with carpeted flooring, radiator, smoke alarm, thermostat control, electric sockets, coat cupboard. All doors lead off hall way:

Lounge

5.08m x 3.40m (16'8" x 11' 2") Carpeted floor, radiator, UPVC French Doors to side elevation, UPVC bay window to front elevation, cream feature fire surround with pebble effect fire, TV point, electric sockets, wall lights and display arch to one wall. Square opening leads into:

Dining Room area

2.69m x 2.54m (8' 10" x 8' 4") carpeted floor, radiator, textured ceiling, wall lights, UPVC bay window to front elevation. This area also has doorway that leads to



Kitchen

3.96m x 2.84m (13'0" x 9' 4") at widest point. Vinyl wood effect flooring, UPVC window to rear elevation, array of fitted waist and eye-level cupboards in modern cream finish with display glass wall cupboards and lighting under, wine rack, breakfast bar, 1 1/2 bowl stainless steel sink and mixer tap, integrated fridge/freezer, built in double oven, radiator, roll-top work surface, slimline dishwasher, LPG gas hob, extractor, spot lights, airing cupboard, white panelled door leading to:

Utility Room

1.63m x 2.50m (5' 4" x 8' 2") vinyl wood effect floor, radiator, cupboard housing Vaillant boiler (replaced 2015), base unit with roll top worktop, washing machine, space for freezer, storage cupboard, carbon monoxide alarm, smoke alarm, UPVC ½ glazed door leading to steps outside to rear garden and sheds.





Bathroom

1.68m x 1.98m (5' 6" x 6' 6") UPVC obscure glazed window to front elevation, radiator, expelair fan, full white suite comprising of bath with shower mixer taps, waterproof panelling to water sensitive areas, vanity sink, low level flush toilet, roller blind, vinyl floor.

Study/single bedroom

2.09m x 1.98m (6' 10" x 6' 6") UPVC window to front elevation, radiator, carpeted flooring, telephone point.

Bedroom 2

3.66m x 2.90m (12' 0" x 9' 6") radiator, UPVC bay window to front elevation, carpeted flooring, electric sockets, array of fitted wardrobes and overhead cupboards In grey wood effect to the one wall, large double dressing table with drawer units



Bedroom 1

3.18m x 2.90m (10'5" x 9' 6") UPVC window to rear elevation, radiator, carpeted flooring, electric sockets, large double dressing table with drawer units in light beech effect, side cabinets, large spacious walk in wardrobe giving lots of hanging space and shelves with radiator and houses electric consumer unit, Door to:

En Suite shower room – vinyl flooring, shower cubical with mains shower, waterproof wall panelling to water sensitive areas, white pedestal sink, low level toilet, UPVC window to side elevation.



Garden

Front area; mainly slabs which gives easy maintenance, path walkway around the home, driveway to front, large metal garage with power, two metal storage sheds one with lighting and electric points, outside tap, outside light.



This is truly a beautiful spacious home with large amount of outside space and storage and needs to be viewed to be appreciated.

A great opportunity to get a good size home on a lovely plot and viewing is highly recommended. To view this property or request more details, [contact carwell1@hotmail.com](mailto:carwell1@hotmail.com) If you have other questions about this property, please telephone Bev at Wilbrook Management Limited on **07748782963**