



Woodpecker Way, Turners Hill Park, Turners Hill  
£200,000

**MANSELL  
McTAGGART**  
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- A well-designed and spacious two-bedroom park home built to the Sheringham design
- The property is age-restricted for over 50s
- Situated in this popular and award-winning development of Turners Hill Park
- Entrance hall - Light and airy living room Dining area - Kitchen - Utility room
- Master bedroom with en-suite - Further bedroom- Separate shower room
- Private parking-Landscape front and rear gardens
- Council Tax Band 'A' and EPC 'tbc'

A well-designed and spacious two-bedroom park home, built by Omar to their popular Sheringham design, occupying a generous plot within the highly sought-after and award-winning Turners Hill Park development. The property enjoys an open aspect with landscaped gardens surrounding all four sides and convenient nearby street parking.

The accommodation begins with steps leading to an entrance porch and welcoming hallway, complete with a useful storage cupboard offering ample space for coats and shoes. To the right, there is a defined dining area with room for a table seating four, which flows seamlessly into a light and airy double-aspect living room, providing plenty of space for sofas and additional freestanding furniture.

The kitchen is positioned to the side of the property and is fitted with an attractive range of wall and base units, complemented by work surfaces, a sink unit, an integrated gas hob, and electric oven. A separate utility room provides additional worktop space, plumbing for appliances, and space for a washing machine, fridge, and freezer, along with access to the rear garden.





The master bedroom is a well-proportioned double, benefiting from fitted wardrobes and an en-suite featuring a corner bath, WC, wash hand basin, and a frosted window to the side. The second bedroom is also a good size and is served by a separate shower room comprising a shower cubicle, WC, and wash hand basin.

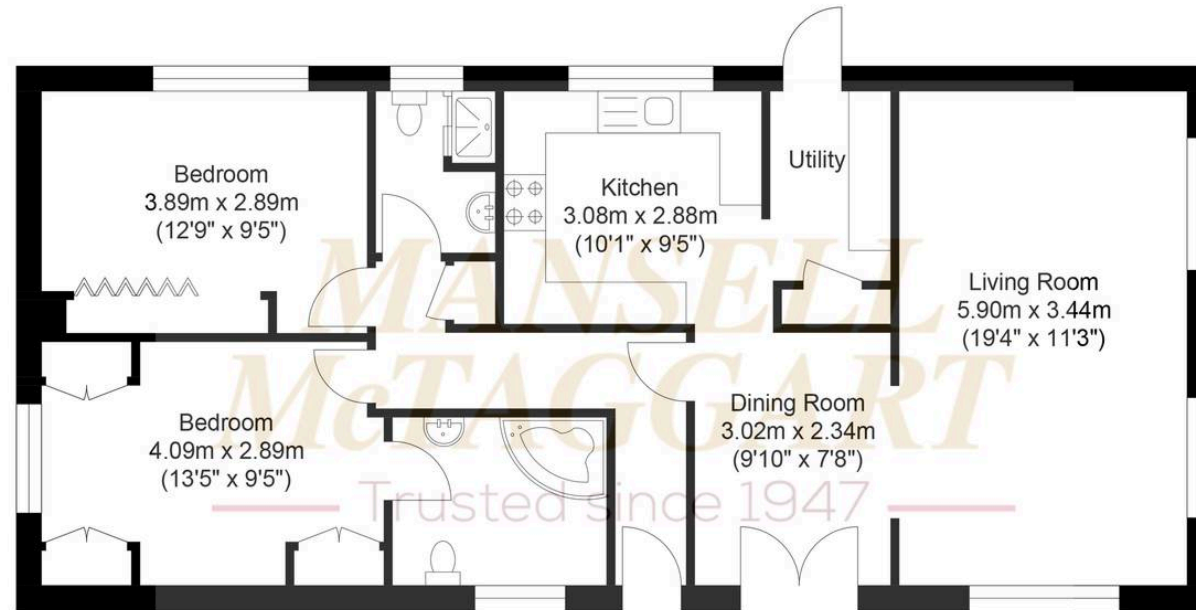
Externally, the property is surrounded by beautifully maintained gardens, with an ornate pathway leading to the front door, bordered by attractive shrubs and flowerbeds. Patio areas extend to three sides of the home, interspersed with elevated planting and seating areas, creating ideal spaces for outdoor relaxation and entertaining.

#### **Agents Note**

The property is subject to a maintenance charge of £245 per month and is a freehold park home situated on land owned by Berkeley Parks. This information should be confirmed by your solicitor.



## Turners Hill Park, Woodpecker Way



Approximate Floor Area  
868.75 sq ft  
(80.71 sq m)

Approximate Gross Internal Area = 80.71 sq m / 868.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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