

# Priory Park

**92 Priory Court,  
Priory Park  
1989 45'x20'  
Omar Sheringham**



*The Sheringham is a well designed and spacious home with splay bay windows to the eastern elevation and picture windows elsewhere. A modern park home bungalow, it is of timber frame construction with terracotta Decratiled roof, pebbledashed and maintenance free exterior, double glazed uPVC windows and doors with a porch entrance to the utility room. Heating is provided by lpg boiler.*

**FOR SALE**  
**at an asking price of**  
**£159,995**

***Viewing is strictly by appointment only.***  
**To make an appointment, please telephone 01473 727393**

Accommodation comprises:

White uPVC part glazed front door leading to the

L-shaped **Entrance Hall**, with a storage cupboard and doors leading to the bedrooms, shower bathroom and the

**Dining Area** (9'8" x 7'8") a room benefitting from plenty of light with patio doors facing south and offering river views. Outside a retractable screen is fitted to give shade on hot sunny days. A door leads to the kitchen and large archway leads to the

**Lounge** (19'4" x 11'3") with two splay bay windows facing east and a picture window looking south to the river, the lounge, with its vaulted ceiling is a very light and airy room. There is a fireplace with electric fire on the western wall providing a focal point in winter evenings.

**Kitchen** (10'2" x 9'6") with fitted high and low level gloss white cupboards and drawers there is an abundance of storage space. A freestanding gas cooker with hob, double oven and high level grill is fitted. There is also space for a tall fridge / freezer. An archway leads to the

**Utility Room** (4'9" x 7'4") fitted with high level cupboards, an airing cupboard with hot water cylinder and spaces for washing machine and tumble dryer. A door leads to the fully tiled **Entrance Porch** (8'0" x 4'0") which leads on to the drive

Returning to the **entrance hallway**, there is a large storage cupboard and doors lead to the

**Shower Bathroom** (4'9" x 6'9") has a shower suite comprising wc, square shower cubicle with glass door and pedestal basin as part of vanity unit with cupboard below and small cabinet above. The room is tiled from the floor up to a row above the sink using bluish white patterned tiles.

The **Master Bedroom Suite** (13'4" x 9'8") features fitted wardrobes, dressing table and top lockers above the bed. A window faces west and door leads to the

**En-Suite Bathroom** (8'4" x 6'6" ) fitted with shower bathroom suite, comprising large glazed shower cubicle, vanity unit with sink and wc. This room is fully tiled with pinkish white tiles with floral feature tiles and borders.

**Bedroom Two** (12'9" x 9'8") has built-in wardrobes, drawers, dressing table and a vanity basin. A picture window looks out to the north.

Carpets, curtains, all fixtures and fittings are included throughout. The seller is to take furniture, appliances and personal effects.

**Outside** there is a large block paved drive and paved area to the north of the home providing carparking for several cars. To the north west of the back garden is a working area with shed and greenhouse. The main garden is to the south of the home and is well landscaped offering a very attractive compliment to the home and benefitting from panoramic views across the Orwell estuary. The current owners intend to leave the garden as seen.