

# The Brettenham

60 Friars

For sale £207,000

Priory Park



The Brettenham Lodge  
48' x 20'  
Fully furnished  
Large open plan living area  
with a vaulted ceiling  
Study  
Master bedroom with  
en-suite  
Full electric under-floor  
heating  
Laminate floor  
Large rear storage shed

Lodges within Friars at Priory Park are connected to full underground services including water, electricity, sewerage disposal, l.p.gas and BT landline telephone connection.

This particular part of Priory Park is open for occupation throughout the year without restriction. Although not offering residential status, and strictly for sale as second homes, log cabins within the Friars can be used 365 days of the year should you so wish.



Fully compliant with BS3632  
uPVC windows and doors  
Maintenance free canexel exterior  
Double glazing  
Two sets of triple bifold patio doors  
Remote control velux windows & blinds  
Large rear storage shed

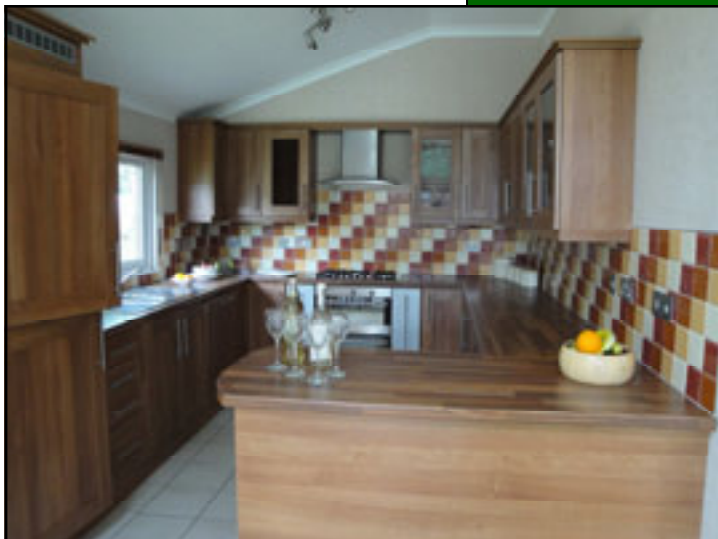
Full electric underfloor heating  
Vaulted ceiling in living area  
Fully furnished  
En-suite bathroom  
Integrated fridge, freezer and dishwasher  
Study  
Tiled family luxury shower room

Fully furnished, this bespoke lodge has a floor area of almost 1,000 square feet. Insulated to full residential specification and fitted with electric under-floor heating, the Lissett Brettenham is built to a very high standard. The exterior is maintenance free with pale green canexel cladding and light oak effect uPVC windows and doors.

The stylish interior is decorated in light and soft tones giving an airy feel. The living room boasts two sets of south facing triple opening bi-fold doors and velux windows in the high vaulted ceiling. The kitchen is well appointed with integrated fridge, freezer, dishwasher and washing machine.

The master bedroom has an en-suite bathroom. It features built-in wardrobes providing a generous amount of storage. The second bedroom makes an ideal guest bedroom with a double bed and wardrobe. The family bathroom has a large, luxurious walk in shower, tiled from floor to ceiling. There is a study with fitted desk, cupboards and shelving.

The patio faces south and is surrounded by lawn and planting. To the rear there is parking and a large storage shed.



For further details or to make an appointment to view, please telephone James or Lisa on 01473 727393

**For sale at £207,000**

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