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Hornbeam Drive, Whitearch, Main
Road, Benhall, Suffolk, IP17 1NA
Asking Price £220,000

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- OVER-50s Whitearch Residential Development
- No Onward Chain
- Two-Bedroom Park Home
- 19ft Dual-Aspect Sitting Room
- Dining Area
- Fully Integrated Kitchen
- Stylish Bathroom
- En-Suite & Dressing Area to Master
- Lakeside Views
- Garage
- Landscaped Low-Maintenance Garden

Situated on the sought-after Whitearch residential development in the tranquil village of Benhall—just a short drive from the popular market town of Saxmundham—this immaculate two-bedroom OVER-50s park home forms part of a privately owned and beautifully maintained development. The property enjoys views across, and access to, a well-stocked fishing lake and benefits from double-glazing, LPG gas heating, a garage, and a landscaped, low-maintenance garden.

Whitearch offers a wonderfully peaceful and serene environment with picturesque lakeside views. Residents can enjoy an active social community if desired, or simply relax in the tranquillity of the surroundings, taking

in the wildlife and the lovely walks the park provides.

The park home is offered with no onward chain and can be sold fully furnished or unfurnished, and it may be occupied as a full-time residence.

Agent's Note: The lodge is subject to pitch fees. No cats are permitted, and a maximum of two dogs is allowed.

We highly recommend the earliest possible internal viewing to fully appreciate the quality of accommodation on offer. The layout includes an entrance hall, a dining room that opens into the impressive 19ft dual-aspect sitting room with views over the lake, a well-equipped



kitchen with integrated appliances, a bathroom, and two bedrooms. The master bedroom further benefits from a dressing area, a walk-in wardrobe, and an en-suite shower room.

The idyllic village of Benhall is just a short drive from the charming market town of Saxmundham which has a mainline train station to London Liverpool Street station via Ipswich. Amenities in Benhall include a bus stop, popular social club and farm shop, whilst Saxmundham provides a large range of amenities including primary school and free school, social club, supermarkets, pubs and restaurants, and art galleries. The beautiful Suffolk Heritage Coast is within easy access by rail and road to many of the nearby

'must see' places to visit along the coast including the world-famous Snape Maltings Concert Hall, the seaside towns of Southwold and Aldeburgh, Havergate Island and Minsmere nature reserves, ancient castles at Orford and Framlingham, and golf courses galore.

Entrance Hall: Built-in cupboard, a radiator, access to the part-boarded loft space for additional storage, and doors leading to the dining room, bedrooms and bathroom.

Dining Room: 9'7" x 7'11" (2.92m x 2.41m) Double-glazed window to the front aspect, a radiator, door into the kitchen, and square archway through to:



Sitting Room: 19' x 10' (5.8m x 3.05m) A bright dual-aspect living space featuring a double-glazed box bay window to the front and two additional double-glazed box bay windows to the side, offering attractive views over the lake. The room includes two radiators and a feature electric fire with a decorative surround.

Kitchen: 11'8" x 9'1" (3.56m x 2.77m) A beautifully appointed kitchen fitted with a range of stylish eye and base units complemented by roll edge work surfaces and a one-and-a-half bowl sink with drainer. Integrated appliances include a Bosch fridge freezer, Bosch dishwasher, double oven and a four-ring gas hob with stainless steel splashback and extractor hood. Additional features include ceiling inset

spotlights, a double-glazed window to the rear aspect, and a double-glazed door providing access to the rear.

Bedroom One: 13'6" x 13'5" (4.11m x 4.1m) A double-glazed box bay window to the front aspect provides excellent natural light, complemented by a radiator and a dedicated dressing area complete with dressing table and mirror. The room also benefits from a generous walk-in wardrobe, fitted with lighting, a courtesy mirror, and a comprehensive range of open storage units offering extensive shelving, hanging space, and drawers. From the dressing area, a door leads to:

En-Suite Shower Room: A modern three-piece suite comprising a shower enclosure, low level WC and hand wash basin, complemented by metro tiled

walls and a tiled floor. Additional features include a heated towel rail, extractor fan, and an opaque double-glazed window to the rear aspect.

Bedroom Two: 9'1" x 8'1" (2.77m x 2.46m) Double-glazed window to the rear aspect, a radiator, and two sets of built-in floor-to-ceiling wardrobes with overhead storage cupboards.

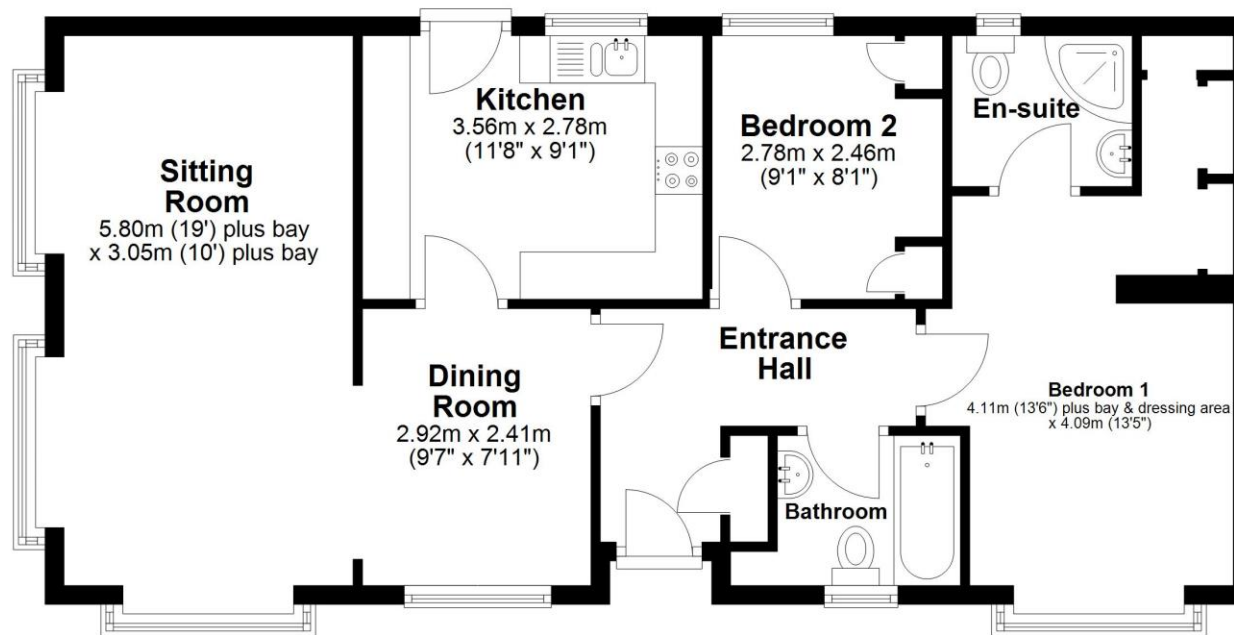
Bathroom: A contemporary three-piece suite comprising a bath, low-level WC and hand wash basin, complemented by a heated towel rail and tile-effect flooring. Additional features include ceiling inset spotlights, a mirror with courtesy lighting, an extractor fan, and a stylish shelving unit providing useful storage. An opaque double-glazed window to the front aspect completes the room.

Garden: The garden is a standout feature, thoughtfully landscaped to create an attractive, low-maintenance outdoor space. It is laid to artificial lawn and fully enclosed by panel fencing, offering both privacy and ease of upkeep. The garden also enjoys the presence of a maple tree and an apple tree, adding character and seasonal interest.

Garage: Up and over door with power and light connected. The garage houses the tumble dryer and additional fridge freezer which can remain if required.

Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: EPC Exempt

Council Tax Band: A



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