



## 26 Breydon Waters Butt Lane, Burgh Castle

£170,000 Freehold

Enjoying uninterrupted countryside views, this two-bedroom detached park home offers generous living space, quality finishes, and year-round residency. Thoughtfully designed with comfort and practicality in mind, it features a spacious lounge/diner, a separate kitchen and utility room, two double bedrooms, and a landscaped garden. With a private brick weave driveway, a detached 22ft garage, and a peaceful setting near the Norfolk Broads and coastline, this home provides an outstanding opportunity for those seeking space, serenity, and convenience.



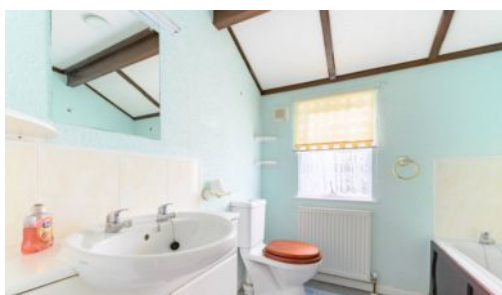
## Location

Located within the sought-after Breydon Waters Holiday Park in Burgh Castle, Butt Lane offers a fantastic coastal lifestyle with a wealth of amenities on your doorstep. Surrounded by the natural beauty of the Norfolk Broads and just a short drive from the sandy shores of Gorleston and Great Yarmouth, this location is ideal for those seeking scenic walks, family-friendly attractions, and easy access to riverside and seaside leisure. The local area is rich in history, with Burgh Castle's Roman fort ruins nearby, while convenient road links make it easy to explore the wider Norfolk and Suffolk coastline. Whether you're after a peaceful escape or a base for adventure, this setting strikes a perfect balance.



## Butt Lane

Approaching the property, you are greeted by a brick weave private driveway leading up to the detached garage, measuring an impressive 22ft and providing ample space for storage or parking. The newly landscaped front garden enhances the kerb appeal, setting the tone for the quality found throughout this residence.





Upon entering, the hallway leads to a spacious lounge/diner extending over 19ft, offering an ideal space for hosting gatherings or relaxing in comfort. The well-proportioned kitchen has a practical design and is well equipped, providing access to a separate utility room and two storage cupboards for added convenience.

At the end of the hallway, two double bedrooms await, including the main bedroom complete with an ensuite and walk-in wardrobe. Completing the home is a three-piece family bathroom which is designed for both functionality and style.

The rear garden, predominantly laid to lawn, features a charming patio area perfect for outdoor furniture, ideal for enjoying the peaceful surroundings on warm summer days.

### Agents Notes

We understand this property will be sold freehold, connect to all main services.

Ground rent - £1227.54 p/a

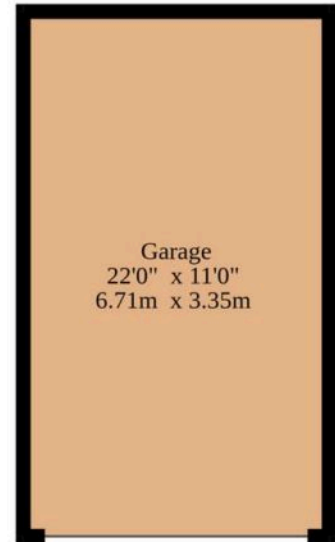
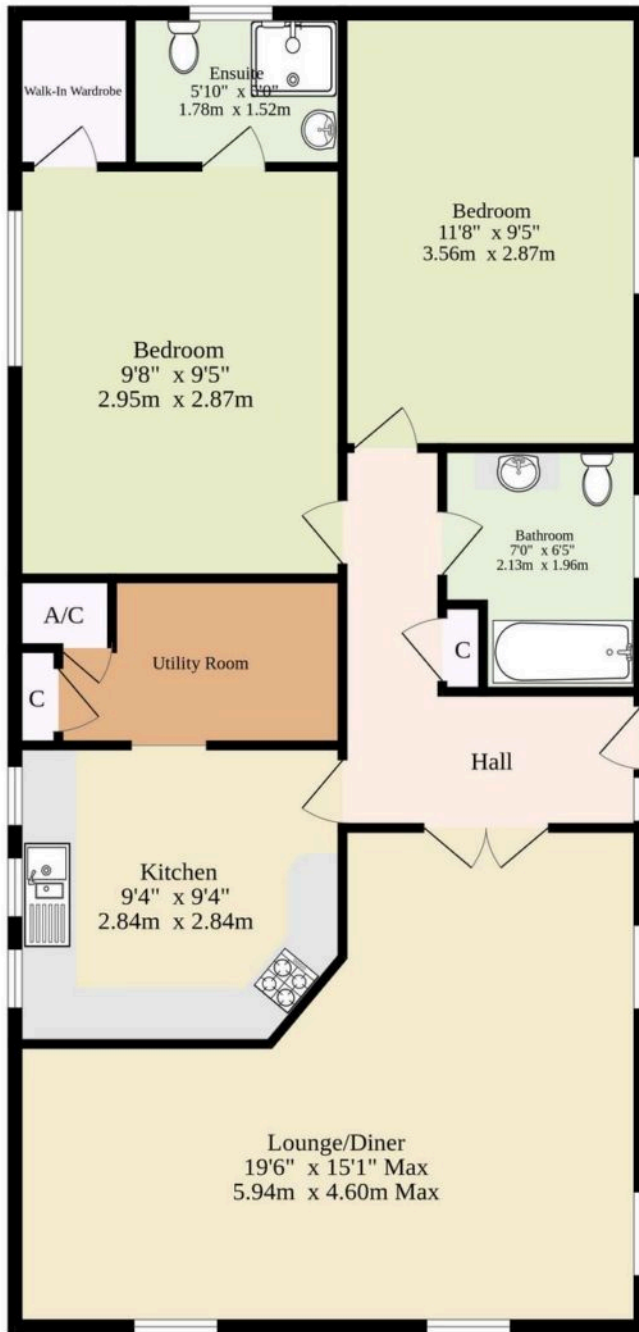
Council Tax band: TBD

Tenure: Freehold



Ground Floor  
797 sq.ft. (74.0 sq.m.) approx.

Garage  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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