



Staithe Road, Burgh St. Peter - NR34 0DE



Staithe Road

Burgh St. Peter, Beccles

Set within the HEART of the BROADS you will find this BEAUTIFUL HOLIDAY HOME, with a WALK-OUT BALCONY boasting UNRIVALLED VIEWS across the BROADS! Along with RESIDENTS PARKING, and the option to lease a separate MOORING, ON SITE FACILITIES include a SWIMMING POOL, shop and RESTAURANT. Once inside you will find over 1000 SQFT of accommodation with a SPACIOUS ENTRANCE HALL with plenty of space to store coats and shoes. From here you will find THREE DOUBLE BEDROOMS, TWO EN SUITES and a GENEROUS FAMILY BATHROOM. Also comprising a MODERN OPEN PLAN KITCHEN and SITTING ROOM, with fitted units and AMPLE space for soft furnishings.

Council Tax band: TBD

Tenure: Leasehold

- Holiday Home or Turnkey Investment
- 2007 Built Detached Lodge
- Riverside Setting
- Potential for an Additional Mooring
- Open Plan Living
- Three Bedrooms
- Built-in Storage
- Parking & Outside Space



The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.

SETTING THE SCENE

To the side there are parking spaces for two cars with a decked walkway leading round the side and the front of the chalet giving access to the main entrance door. Continuing on along the walkway you will also find the secluded hot tub.

THE GRAND TOUR

As you step into the lodge you will find an attractive open space which is flooded with natural light from the floor to ceiling windows looking out across the terrace and view beyond.



The space offers a fully fitted kitchen with rolled edge work surfaces, integrated fridge freezer and dishwasher, a spacious dining area and ample space for soft furnishings. Heading down the internal hallway you will find access to all the bedrooms and bathrooms. This particular lodge offers a generous configuration of four double bedrooms some of which are currently set up as twin rooms. In addition there are two en-suite shower rooms as well as the main family bathroom which also offers en-suite access to one of the bedrooms. The property is complete with storage cupboards in the hallway and the all important hot tub on the rear terrace.

FIND US

Postcode : NR34 0DE

What3Words : ///nation.powering.overhear

AGENTS NOTE

The property is offered on a Holiday Home use only and cannot be an owners main residence but is available to be used a full 12 months of the year. The site is owned by the Waveney River Centre. Associated costs are as follows:

Council Tax / Service Charge (estimated): £982.73 + VAT = £1,179.28

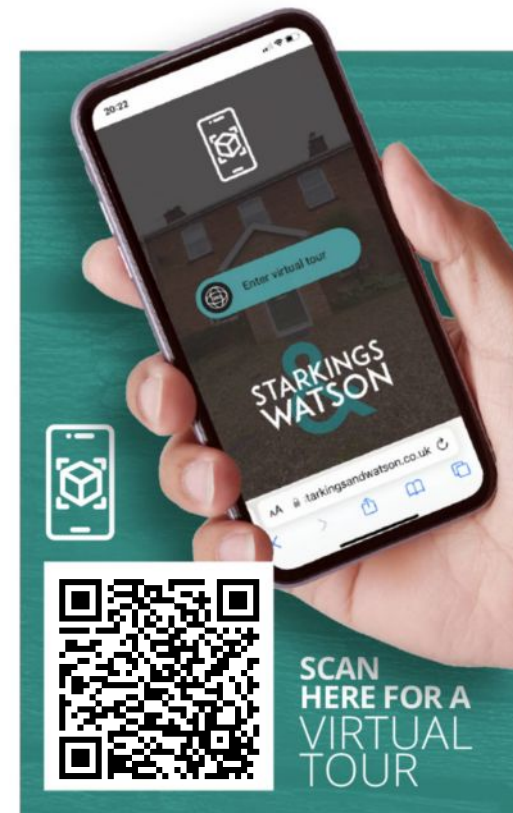
Tenure: Leisure Licence (lease)

Years Remaining: 125-year lease (commenced 01/01/2022)

Ground Rent / Site Fee: £4,974.86 + VAT = £5,968.84

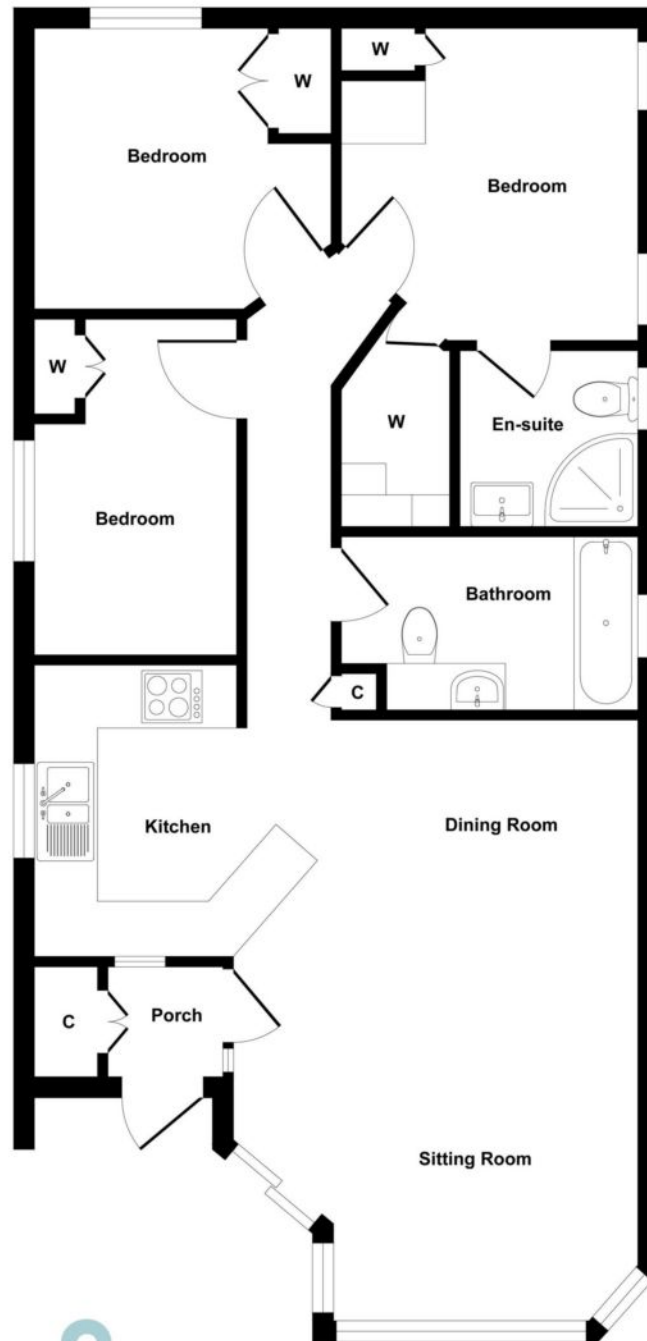
Charge Period: per year

Utilities used and charged as per quarter provided by the site itself.









**STARKINGS
& WATSON**

Floor Plan
Approximate Floor Area
723 sq. ft
(67.16 sq. m)

Approx. Gross Internal Floor Area 723 sq. ft / 67.16 sq. m



Starkings & Watson Hybrid Estate Agents

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