



Staithe Road, Burgh St. Peter - NR34 0DE



Staithe Road

Burgh St. Peter, Beccles

PRIVATE SALE - NO CHAIN. This detached lodge is set with picturesque FIELD VIEWS on this well maintained site with GAS CENTRAL HEATING and all uPVC double glazed windows giving panoramic countryside views of the surrounding beauty on offer with over 668 Sq. Ft (stms) of IMMACULATELY PRESENTED accommodation. Internally the stunning 22' OPEN PLAN living space includes the sitting and dining rooms with wood effect flooring opening into the kitchen with INTEGRATED APPLIANCES leading to the three piece FAMILY BATHROOM, TWO DOUBLE BEDROOMS with the main bedroom benefiting from an EN-SUITE shower room.

Tenure: Leasehold

- Detached Lodge
- Rolling Field Views
- Gas Central Heating
- 22' Open Plan Living Accommodation
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Terrace With Hot Tub



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

Set down the shingle driveway the property emerges to your left, set within trees with the parking spaces for two cars located to the left of the lodge. The entrance can be found by heading up the raised timber walkway which leads to the patio seating area and the main front access.

THE GRAND TOUR

Stepping inside you are first met with a porch entrance with built in storage cupboard housing the gas heating system and additional storage. Stepping through the secondary door you will enter the open and well-lit living space enjoying panoramic views.



Set upon wood effect flooring the room is exceptionally welcoming with space for a sitting room and electric fire with views over the adjacent fields and sliding door onto the decking. Slightly further on is the formal dining area which opens into the kitchen with wood effect work surfaces set around an array of wall and base mounted storage giving way to a four ring gas hob and oven with extraction above, integrated dishwasher and fridge with additional space and plumbing for a washing machine. Towards the rear of the property the three piece family bathroom can be found, predominantly tiled with a wall mounted heated towel rail and bath with shower above. The first double bedroom sits to the front of the property with built in storage, gas fired radiator and uPVC window overlooking the front of the property while the larger bedroom benefits from a walk-in wardrobe and three piece en-suite shower room with vanity storage and heated towel rail.

FIND US

Postcode : NR34 0DE

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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

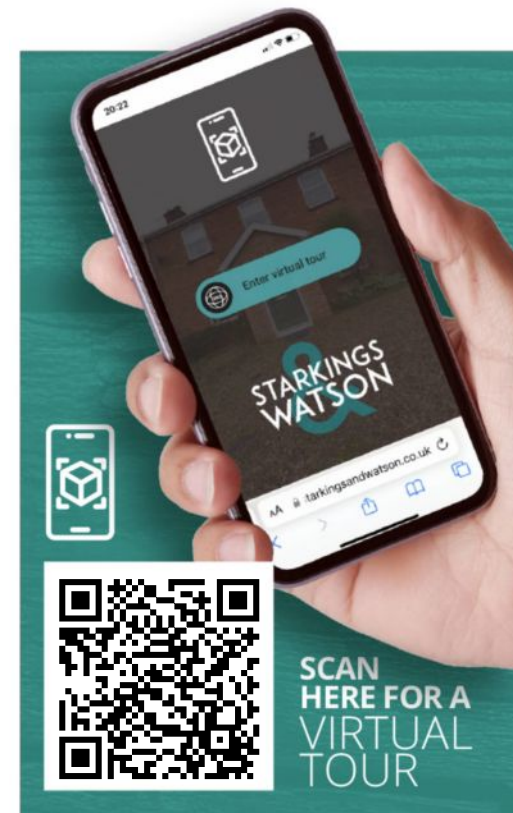
Tenure: Leisure Licence (lease)

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.



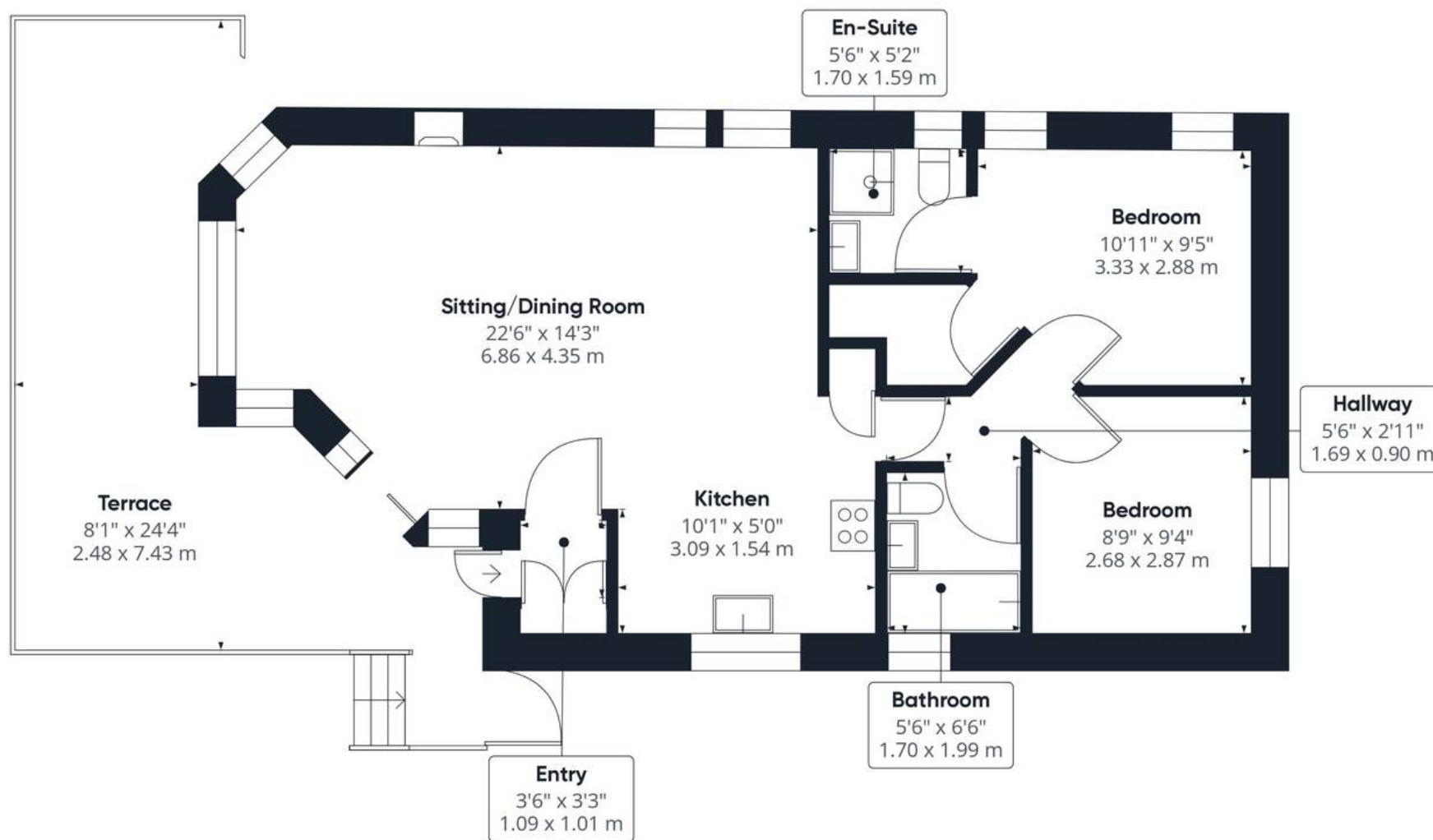




THE GREAT OUTDOORS

The patio terrace offers unspoiled views over the surrounding fields with cows grazing in the distance and privacy giving trees either side. Here, there is ample space for additional seating whilst a fully functional and heated hot tub is nestled in the corner. To the front of the property, an external tap can also be found.





Approximate total area⁽¹⁾

668.8 ft²

62.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.