



Staithe Road, Burgh St. Peter - NR34 0DE



Staithe Road

Burgh St. Peter, Beccles

PRIVATE SALE - This HIGH SPECIFICATION DETACHED HOLIDAY LODGE overlooking the stunning WAVENEY VALLEY and MARSHES beyond offers 12 month occupancy as a second home or holiday rental. This lodge in particular is currently a successful HOLIDAY RENTAL generating an already HEALTHY TURNOVER which could be taken over with immediate effect. Surrounded by some of the Broads' most stunning scenery, the site has been newly acquired by Tingdene Lifestyle, with Waveney River Centre offering an INDOOR HEATED SWIMMING POOL, shop, launderette, play areas and a family friendly pub - The Waveney Inn. The accommodation internally comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with VAULTED CEILING, WOODBURNER and MODERN KITCHEN with breakfast bar. This in turn opens onto the large terrace to the front with amazing views beyond and there is also the addition of a HOT TUB included. There are then TWO DOUBLE BEDROOMS, one with wardrobes/dressing area and an EN SUITE SHOWER ROOM, and a separate FAMILY BATHROOM, as well as offering a NEW BOILER and NEWLY INSTALLED DECKING.



- Detached Lodge Style Home
- Holiday Home/Holiday Rental - 12 Month Use
- Open Plan Reception & Kitchen With Woodburner
- Two Bedrooms, with Main Offering an Ensuite & Dressing Room
- Separate Family Bathroom
- New Central Heating Boiler
- High Specification Finish
- Front Veranda, Hot Tub Included & Newly Installed Decking

Council Tax band: TBD

Tenure: Leasehold

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 is off road parking for a couple of cars with a decked walkway leading round to the side of the chalet to the main entrance door.

THE GRAND TOUR

Entering the lodge from the side veranda into a hallway entrance you will find built in storage cupboards providing useful storage and space for white goods. This in turn gives access to the rest of the chalet. There is a double bedroom to the right with built in wardrobes and sliding doors to the front giving access to the veranda. The fully tiled family bathroom can be found the other side of the hallway with shower over the bath. The hallway leads to directly into the modern and well fitted kitchen/sitting/dining room featuring a breakfast bar, dishwasher, fridge/freezer and eye level oven/grill with plinth featuring under cupboard lighting. The kitchen area is open plan to the sitting and dining spaces with vaulted ceiling and a woodburner as well as sliding doors onto the stunning front veranda. beyond the main reception there is access to a double bedroom with built in storage and sliding doors opening on the veranda, and access to the family bathroom with shower over. The main bedroom also benefits from a dressing area and an en-suite shower room. The property benefits from uPVC double glazing and new gas fired central heating.

FIND US

Postcode : NR34 0DE

What3Words : [///squirted.snippets.vision](https://www.what3words.com/squirted.snippets.vision)

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

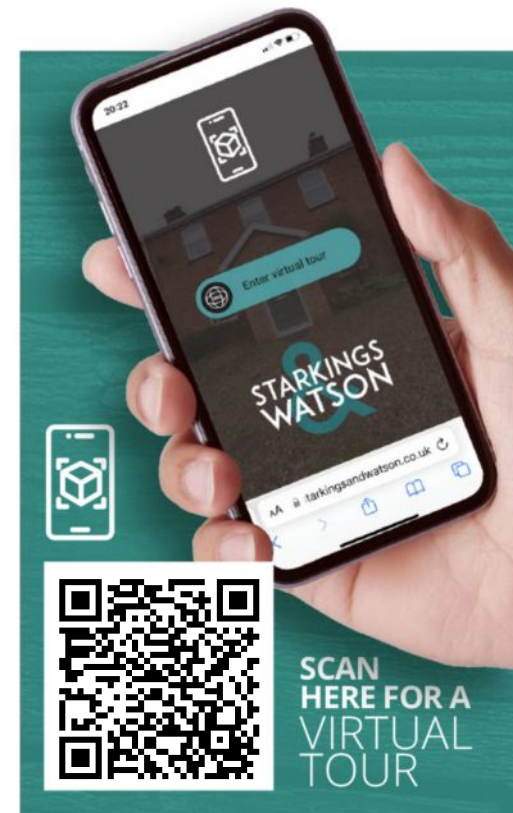
Tenure: Leisure Licence (lease)

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.



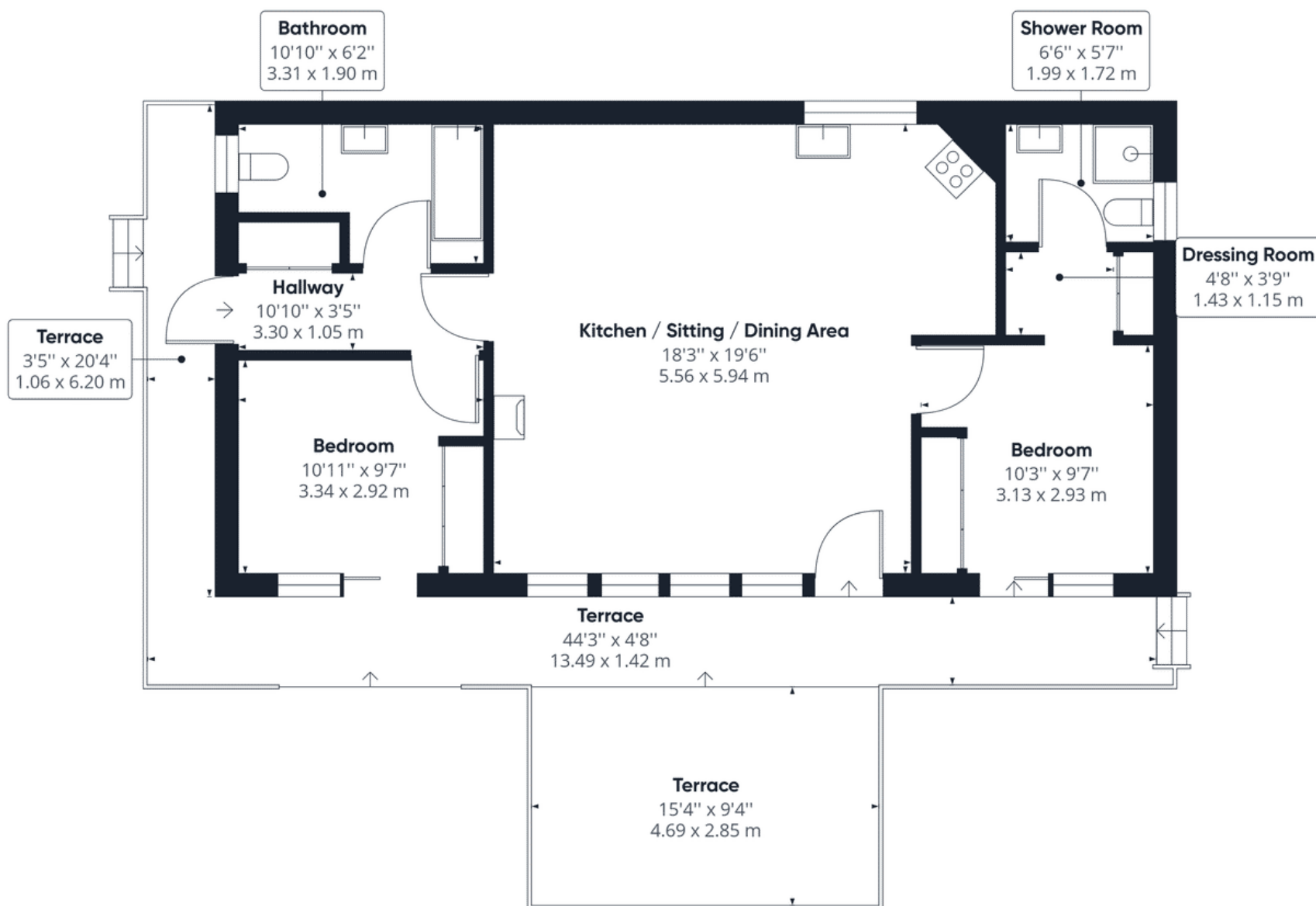




THE GREAT OUTDOORS

Accessed via French doors in the sitting room onto a stunning decked terrace/veranda with amazing far reaching views across the marshland and Waveney Valley. The enclosed decked space is the perfect place for a table and chairs creating an idyllic outside entertaining space. To the front you will also find a hot tub also benefitting from the same views. To the other side of the chalet and veranda there is further storage space with a range of sheds and storage.





Approximate total area⁽¹⁾

764.00 ft²

70.98 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.

GIRAFFE360



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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.