



Staithe Road, Burgh St. Peter - NR34 0DE



Staithe Road

Burgh St. Peter, Beccles

****Special Offer**** With VIEWS towards the RIVER, this RENOVATED HOLIDAY LODGE offers 12 month occupancy as a second home. 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. Each HOLIDAY LODGE is spacious and built to the highest of specifications, creating an IDEAL HOLIDAY HOME, with FINANCE AVAILABLE with a minimum 20% deposit. A potential TURN KEY INVESTMENT with options under the MANAGED LETTING SCHEME, each property offers OPEN PLAN LIVING, and potential moorings in the marina. Accommodation comprises open plan sitting room and fitted kitchen, TWO DOUBLE BEDROOMS with wardrobes, EN SUITE and family bathroom. A veranda seating area and PARKING can be found outside.

Council Tax band: TBD

Tenure: Leasehold

Energy Performance Certificate: N/A

- Holiday Home or Turnkey Investment
- 2007 Built Detached Lodge
- Riverside Setting
- Potential for an Additional Mooring
- Open Plan Living
- Two 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.

FIND US

Postcode : NR34 0BT

What3Words : ///going.unwound.blacken



The property is approached via a gravel driveway with ramp leading to the front veranda.

uPVC double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, electric fuse box, cupboard housing wall mounted gas fired central heating boiler, coved ceiling, door to:

SITTING/DINING ROOM

20' 3" x 14' 3" (6.17m x 4.34m) Electric flame effect fire set within decorative surround and hearth, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side x2, uPVC double glazed sliding patio door to side, television point, cloaks storage space, coved ceiling, opening to:

KITCHEN

9' 4" x 8' 10" Max (2.84m x 2.69m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, integrated fridge/freezer, integrated dishwasher, wood effect flooring, uPVC double glazed window to side, coved ceiling, door to:

INNER HALL

Wood effect flooring, thermostat heating control, coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with storage cupboard under, shaped panelled bath with mixer shower tap and glazed shower screen, tiled walls, wall mounted vanity mirror, wood effect flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

DOUBLE BEDROOM

9' 4" x 8' 9" Max (2.84m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

10' 11" x 9' 4" Max (3.33m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to side x2, television point, coved ceiling, doors to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, wood effect flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

WALK IN WARDROBE

7' 9" x 3' 11" Max (2.36m x 1.19m) Fitted carpet, range of built-in bedroom furniture, coved ceiling.

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

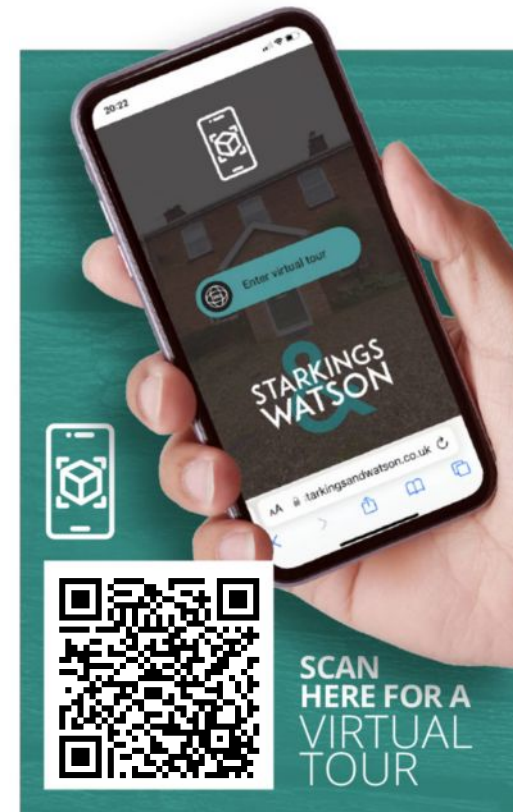
Tenure: Leisure Licence (lease)

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.



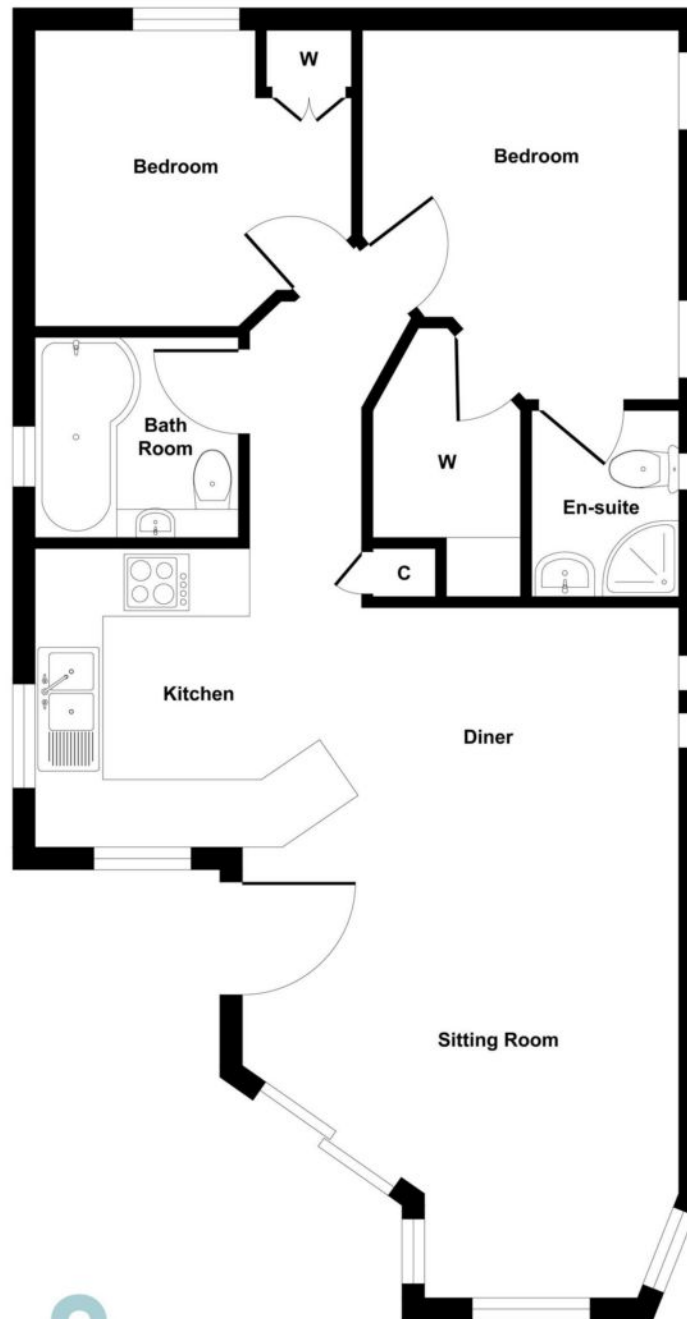




THE GREAT OUTDOORS

Outside the property boasts a spacious decked Veranda with open fencing and ample room for four piece table and chairs, with views leading out towards the Broads. Parking for two cars can be found outside of the dwelling.





Floor Plan
Approximate Floor Area
602 sq. ft
(55.92 sq. m)

Approx. Gross Internal Floor Area 602 sq. ft / 55.92 sq. m



Starkings & Watson Hybrid Estate Agents

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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.