



STARKINGS
& WATSON

Staithe Road, Burgh St. Peter - NR34 0BT

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& WATSON

HYBRID ESTATE AGENTS



Staithe Road

Burgh St. Peter, Beccles

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 a PORCH ENTRANCE, 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.

Tenure: Leasehold

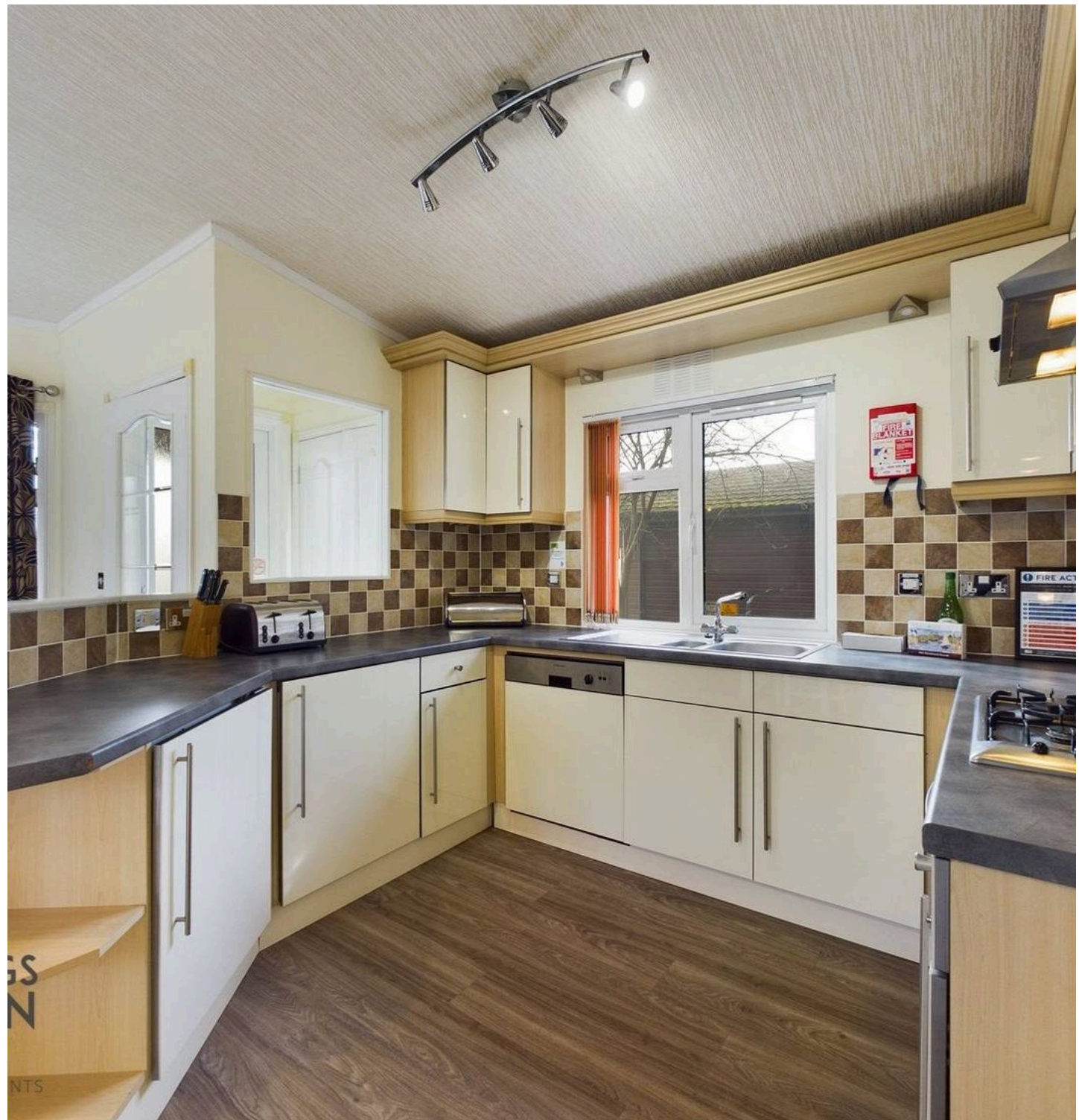


- Holiday Home or Turnkey Investment
- 2010 Built Detached Lodge
- Riverside Setting
- Potential for an Additional Mooring
- Open Plan Living
- Two Bedrooms
- Built-in Storage
- Parking & Outside Space

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.

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.



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 Broadland. 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. To the rear of the lodge you will find a generous main bedroom with built-in wardrobes, en-suite shower room and walk-in wardrobe. An additional twin room with fitted wardrobe can also be found adjacent. The lodge is completed by a three piece family bathroom and two storage cupboards located in the entrance porch and living space.

FIND US

Postcode : NR34 0BT

What3Words : ///going.unwound.blacken

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

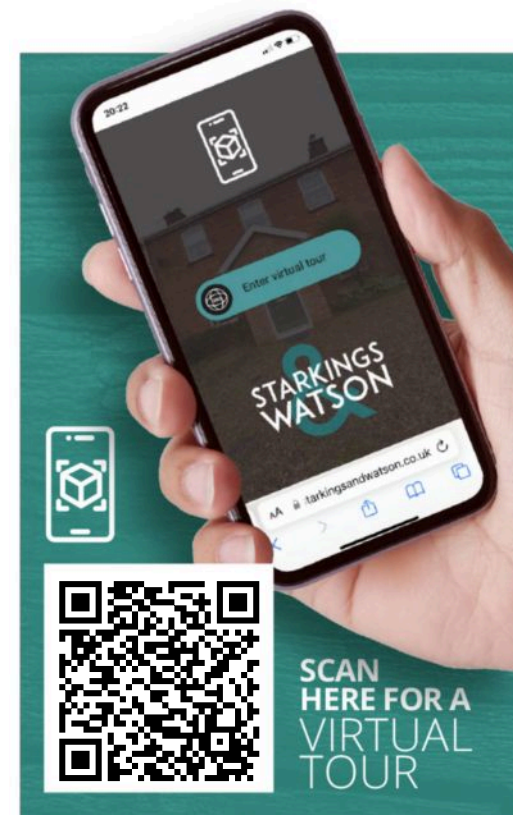
Tenure: Leisure Licence (lease)

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

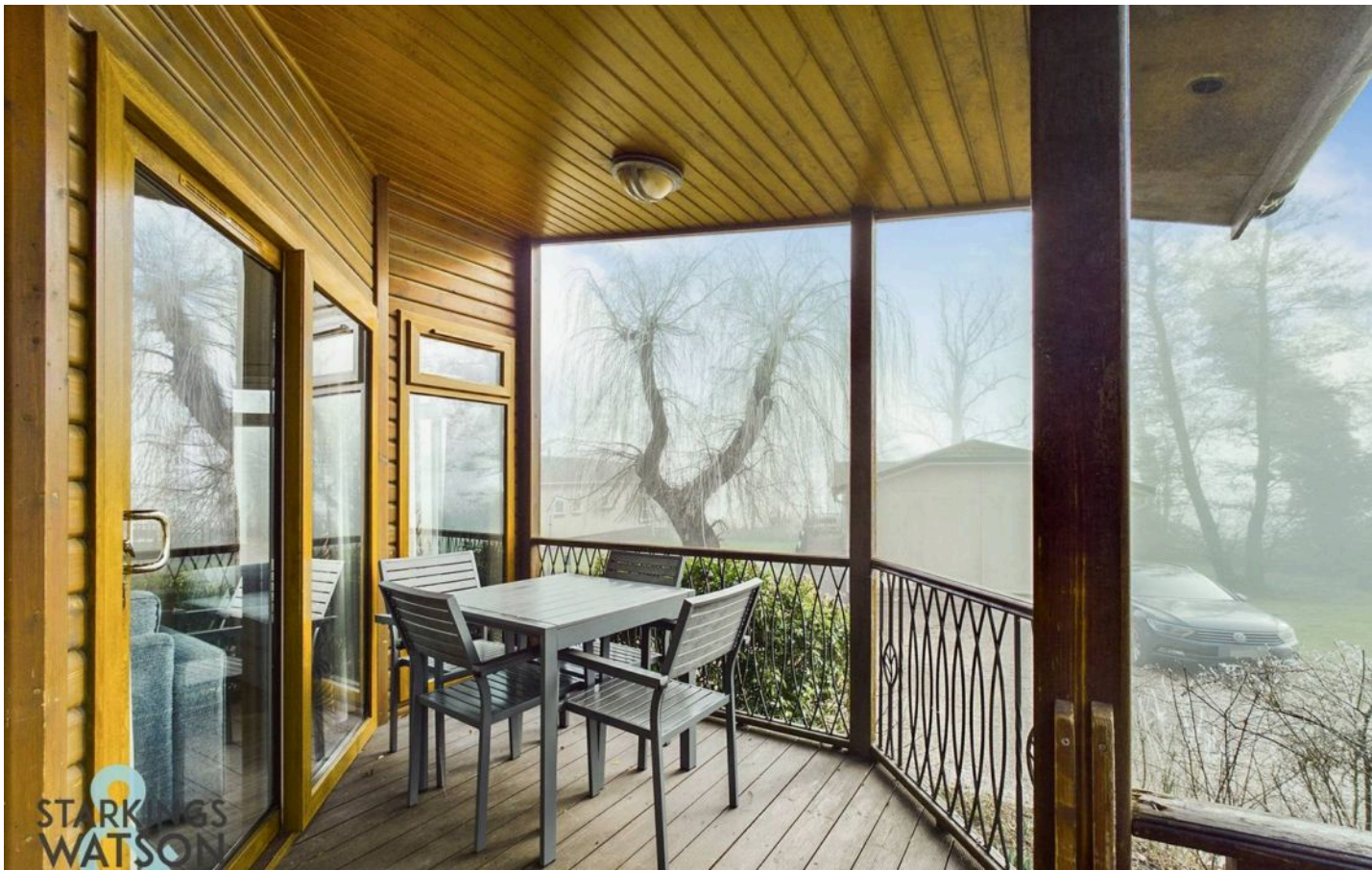
Ground Rent / Site Fee: £4,974.86 + VAT = £5,968.84

Charge Period: per year

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



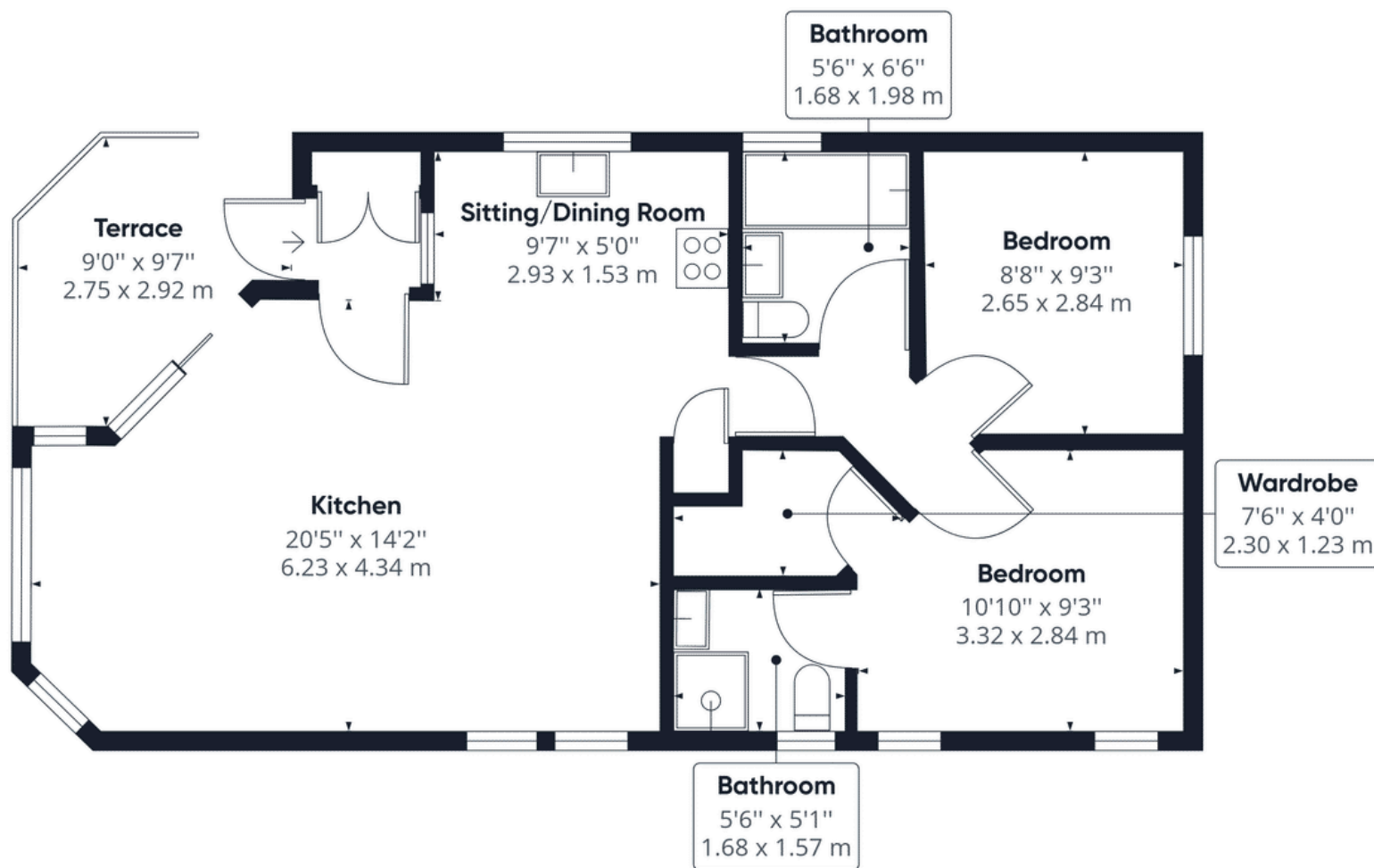




THE GREAT OUTDOORS

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.





Approximate total area⁽¹⁾

638.01 ft²

59.27 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.