



STARKINGS
& WATSON

Staithe Road, Burgh St. Peter - NR34 0DE

STARKINGS
& WATSON

HYBRID ESTATE AGENTS



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 a SPACIOUS ENTRANCE HALL with plenty of space to store coats and shoes. From here you will find a DOUBLE BEDROOM, with 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
- Broadland Views
- Open Plan Living
- On Site Amenities
- Double Bedroom
- Generous Family Bathroom
- Off Road Parking
- Spacious Terrace



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. 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. From here you will lead into the spacious four piece bathroom with walk in shower and rolled top bath. From the bathroom a uPVC door leads onto the rear terrace where the hot tub is housed.

FIND US

Postcode : NR34 0DE

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

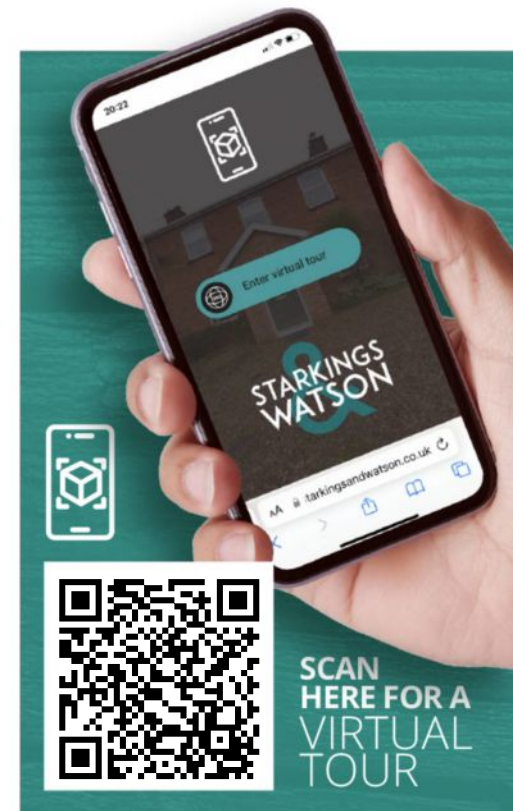
Tenure: Leisure Licence (lease)

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.



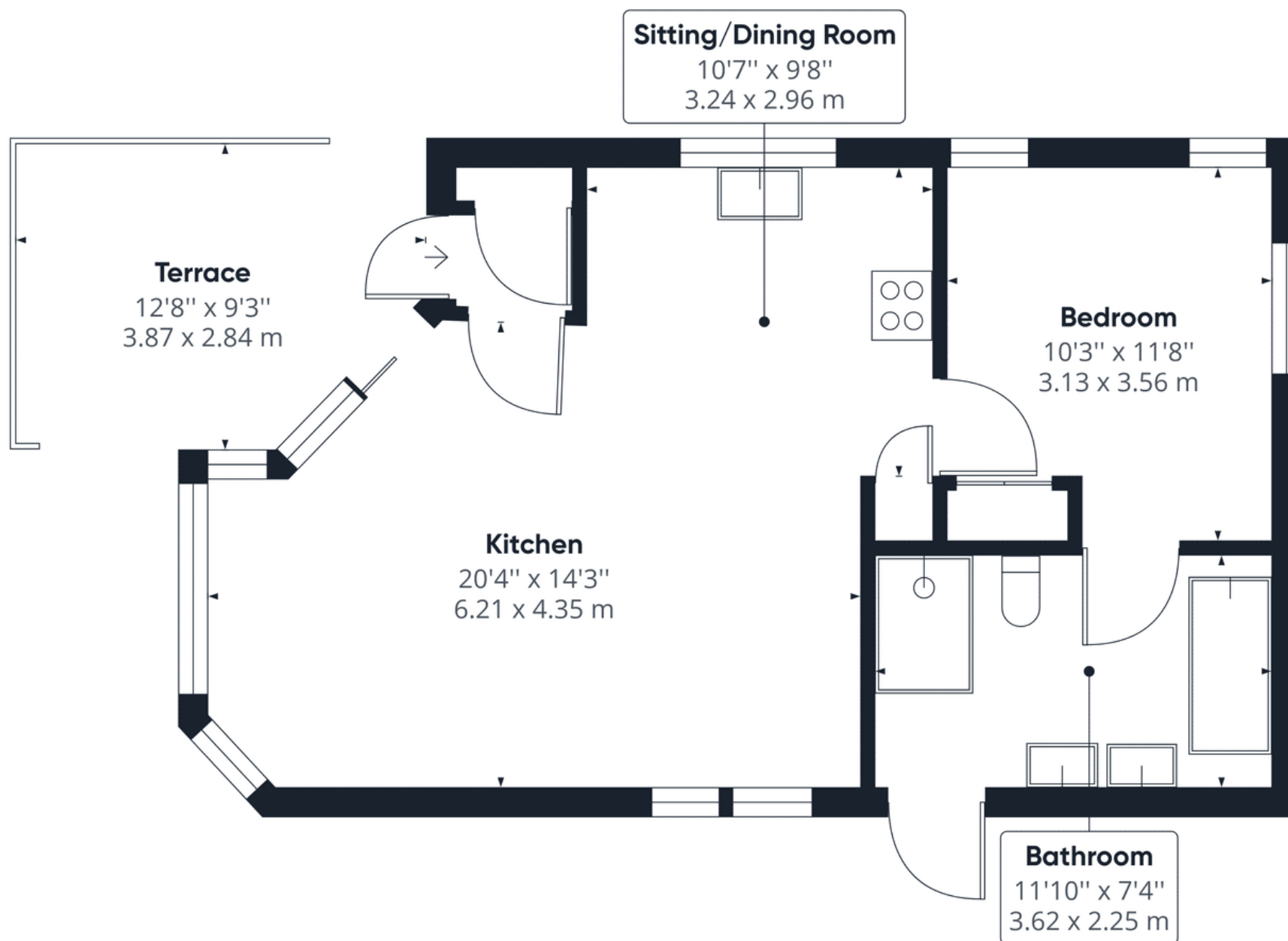




THE GREAT OUTDOORS

The property is approached via a decked ramp which leads to the main entrance door.





Approximate total area⁽¹⁾

561.61 ft²

52.18 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.