



Waveney River Centre, Staithe Road - NR34 0DE





## Waveney River Centre

Staithe Road, Beccles

This HIGH SPECIFICATION DETACHED HOLIDAY LODGE in FRONT LINE POSITION overlooking the stunning WAVENEY VALLEY and MARSHES beyond offers 12 month occupancy as a second home or holiday rental. This lodge in particular is privately owned and has been used as a second home. Surrounded by some of the Broads' most stunning scenery, the site has been recently 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 and MODERN KITCHEN with breakfast bar as well as a very useful separate UTILITY ROOM. This in turn opens onto the terrace to the front with amazing views beyond over the marshes. There are then THREE AMPLE BEDROOMS with wardrobes/dressing area, family bathroom and EN SUITE completing the accommodation.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Lodge
- Prime Position Overlooking The Marshland
- Open Plan Main Reception Room & Kitchen
- Three Bedrooms & Two Bathrooms
- Separate Utility Room
- Wrap Around Terrace With Stunning Views
- 12 Months Occupancy On Holiday Home Basis

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 to the side.



## THE GRAND TOUR

Entering via the main entrance door to the side there is a lobby entrance with a storage cupboard and access to the utility to the right which offers space for white goods and a second sink. The open plan reception space is filled with light and vaulted ceilings as well as doors onto the front facing terrace and multiple windows to sides and front. There is an electric wall mounted fire as well as plenty of space for a dining table. The kitchen is open plan to the reception with a range of fitted wall and base level units and rolled edge worktops over. There are integrated appliances including an electric oven and gas hob, dishwasher and fridge and freezer. The inner hallway leads to the three ample bedrooms and two bathrooms. The family bathroom offers a bath with shower over as well as w/c and hand wash basin. The main bedroom features a walk in wardrobe as well as en-suite shower room with double shower, w/c and hand wash basin.

## 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.

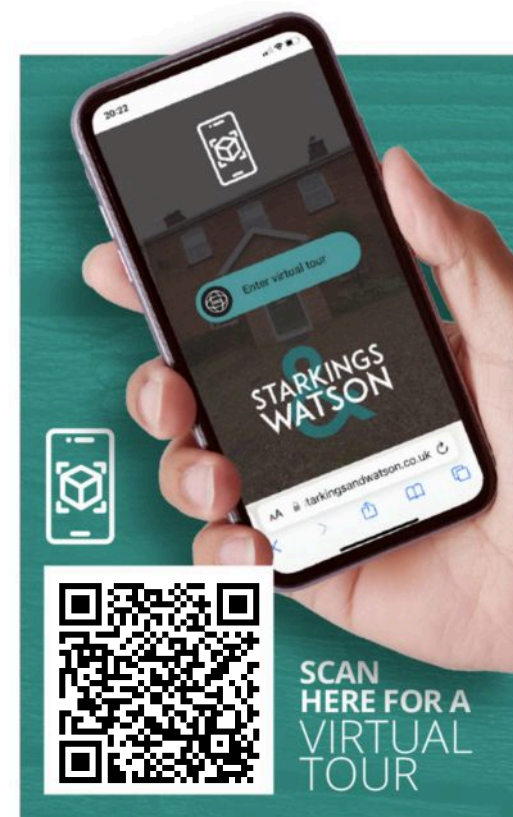
## FIND US

Postcode : NR34 0DE

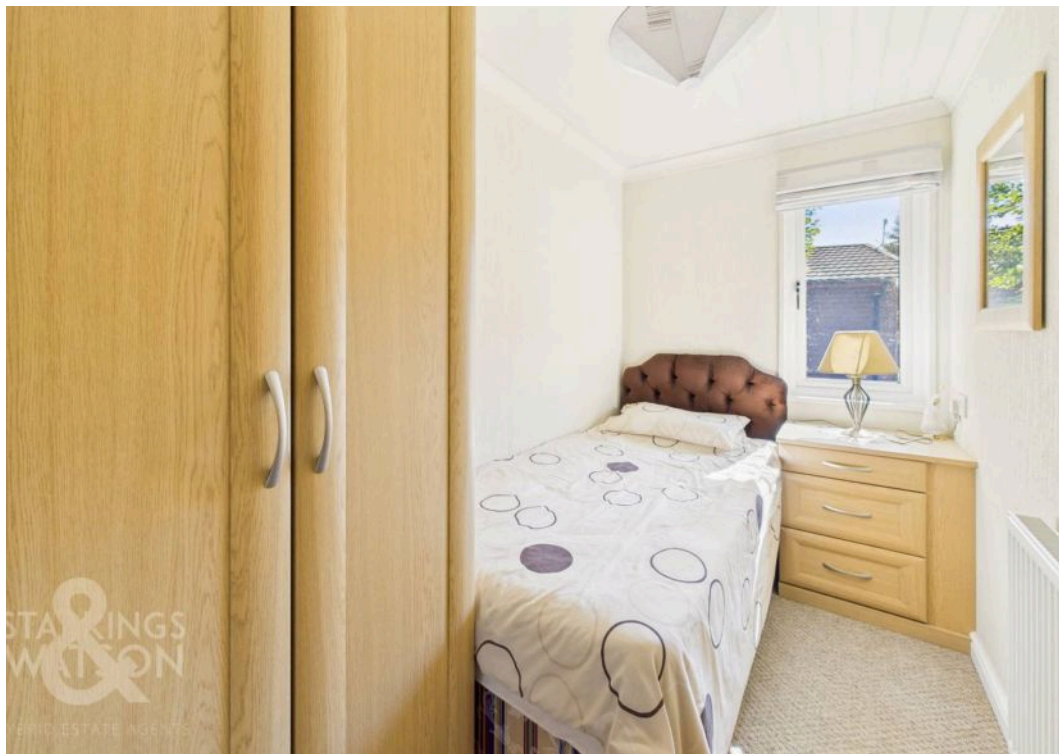
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## VIRTUAL TOUR

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









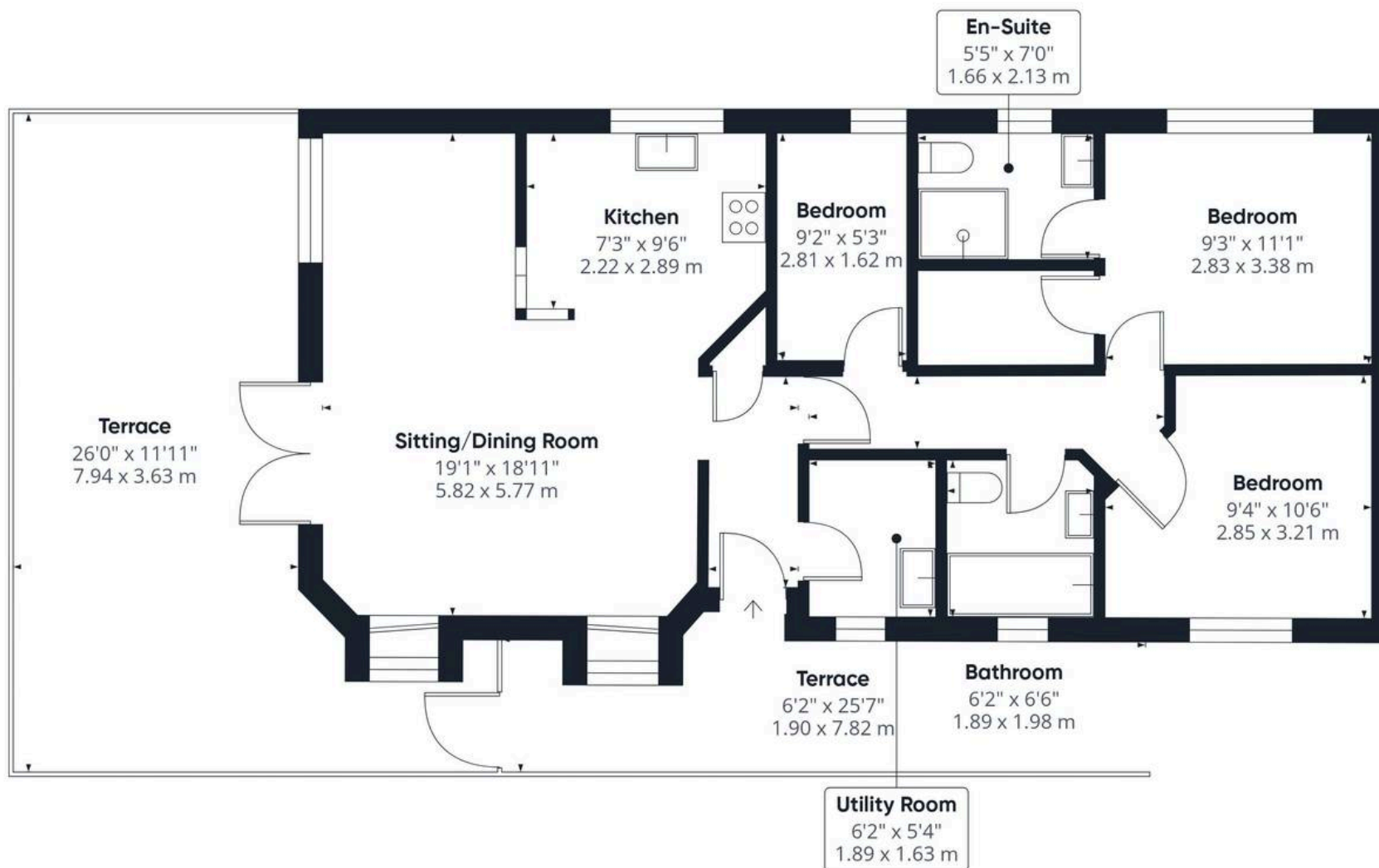


## THE GREAT OUTDOORS

Accessed via French doors in the sitting room onto a stunning decked terrace with metal railings enclosing. The terrace offers 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.







**Approximate total area<sup>(1)</sup>**

820 ft<sup>2</sup>

76.2 m<sup>2</sup>

**Balconies and terraces**

514 ft<sup>2</sup>

47.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.