

**Aldreds**  
Estate Agents



240 Winterton Valley Edward Road  
Winterton-On-Sea, Great Yarmouth, NR29 4BX

Offers Over £53,000





## 240 Winterton Valley Edward Road

Aldreds are pleased to offer this well presented two bedroom end terraced holiday chalet on this much sought after coastal village site. The chalet offers accommodation comprising open plan kitchen/dining/living area, inner hall, two bedrooms and shower room. The chalet is sold furnished and ready for use. Offered with no onward chain. An early viewing is recommended.

### Open Plan Kitchen/Dining/Living Room

#### Kitchen/Dining Area

9'10" x 7'8" (3.00 x 2.36)

Double glazed full height window and entrance door, range of fitted wood effect kitchen units with wall and matching base units with work surface and tiled splash back, stainless steel sink and drainer, electric cooker, power points, washing machine, wood effect flooring, open plan access to:-

#### Living Room Area

13'10" x 8'0" (4.24 x 2.44)

Double glazed patio doors with glazed side panels to front aspect, power points, tv point, fitted shelving, sofa and two arm chairs, wood effect laminate flooring, door to:-

#### Inner Lobby

Built in airing cupboard housing the hot water cylinder, doors leading off to:

#### Bedroom 1

7'8" x 7'6" average (2.34 x 2.31 average)

Double glazed window to rear aspect, wardrobe and high level storage, double bed, power points, fitted carpet.

#### Bedroom 2

10'0" maximum x 6'10" maximum (3.05 maximum x 2.09 maximum)

Double glazed window to front aspect, bunk beds, wardrobe, drawers, fitted carpet, power points.

#### Shower Room

Corner quadrant tiled shower cubicle with electric shower, vanity unit with inset wash basin, low level wc, tiled walls, wood effect flooring, frosted double glazed window.







### Outside

To the front and rear of the chalet are two good size sun trap patio areas to take advantage of the morning and afternoon sunshine. The property sits in beautifully maintained lawned grounds adjacent to parking.

### Tenure

Leasehold. The remainder of a 99 year lease from 1973. Ground rent and service charges for 2024 approximately £2000 this also includes buildings insurance.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach \* Sand dunes \* Nature Reserve \* There is a selection of shops \* Post Office \* First School \* Middle and High Schools are situated in Martham approximately 3 miles away \* School buses operate in the area \* Eastern Counties Bus services link the coastal village with Great Yarmouth.

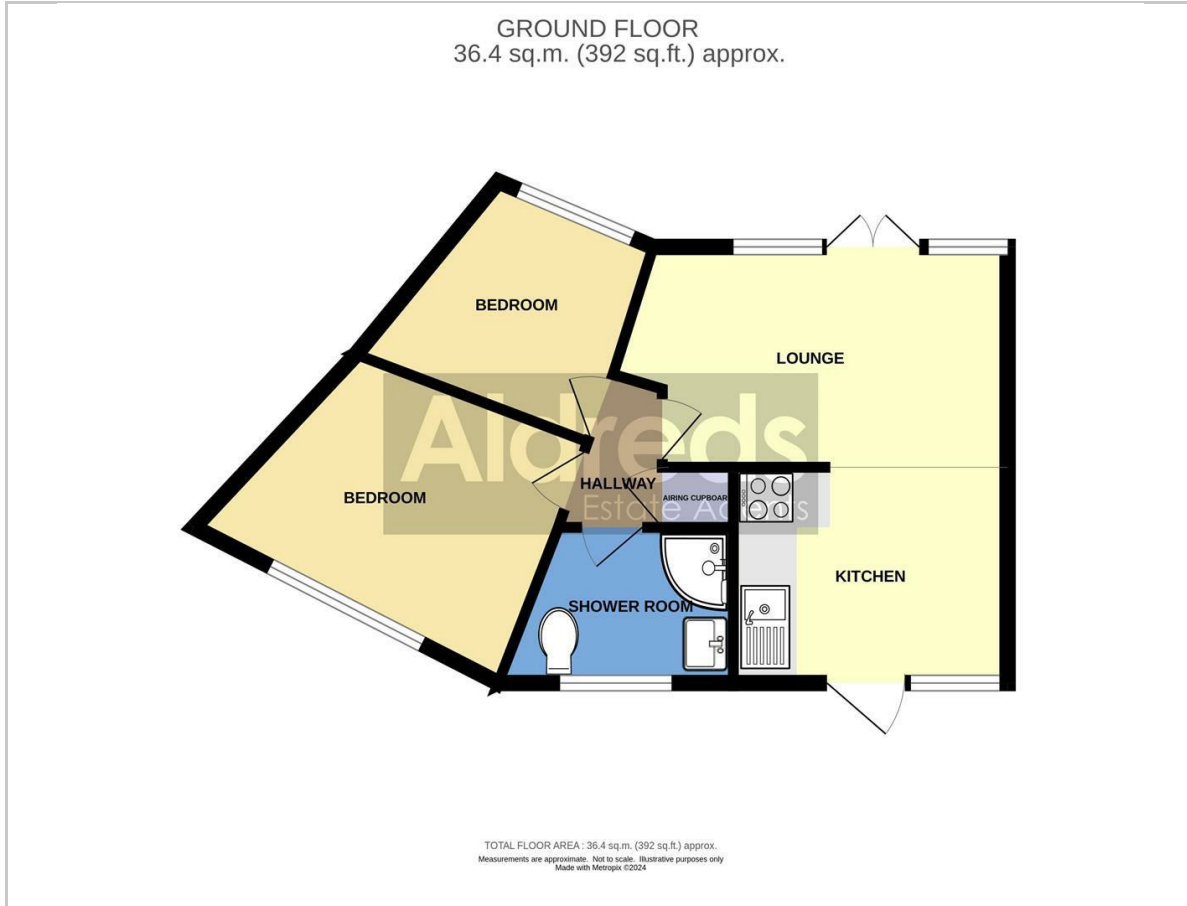
### Directions

On arriving in the village of Winterton on the Hemsby Road, turn right into Edward Road, turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side, turn right into the park, follow the access road along the rear of the site, bear round to the left, past the site office, then bear right and continue to the bottom and bear left where parking can be found on the left and the chalet just beyond.

Ref: Y12006/03/24/CF



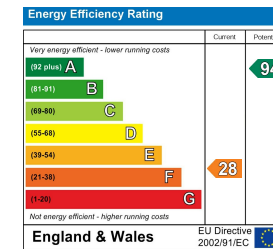
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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