

**Aldreds**  
Estate Agents



209 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

Offers Over £55,000



## 209 Winterton Valley Estate

Aldreds are pleased to offer this immaculately presented two bedroom holiday chalet located in the much sought after Winterton Valley Estate. This nicely positioned chalet has been finished to a very high standard and offers accommodation including open plan living/dining/kitchen area, inner hall, two bedrooms and shower room. The chalet also benefits from double glazed windows and sits in well maintained communal lawned grounds with on site parking available and a westerly facing aspect. Early internal viewing is highly recommended.

### Open Plan Living/Dining/Kitchen

#### Living Area

14'0" x 7'10" (4.27 x 2.41)

Double glazed French doors and windows to front aspect allowing a view across communal lawned grounds with a westerly aspect, power points, wall mounted plasma style modern electric fire, wall mount tv point, sofa and armchair, carpeted flooring, door to inner hall, open access to:-

#### Kitchen/Dining Area

9'10" x 8'0" (3.02 x 2.46)

Double glazed window and door to rear aspect, kitchen area fitted with a range of quality cream shaker style wall and matching base units with square edge work surface and metro tiled splashback, stainless steel sink and drainer with mixer taps, power points, built in Zanussi electric double oven with four ring ceramic hob and integrated extractor hood over, recess with fridge, tiled flooring, table and chairs.

#### Inner Hall

Deep built in airing cupboard with new high capacity pressurised hot water cylinder, fitted carpet, doors leading off to:

#### Bedroom 1

10'7" x 7'10" (3.23 x 2.41)

Double glazed window to rear aspect, power points, wall mounted electric heater and tv point, double bed, wardrobe and bedside cabinet, fitted carpet.

#### Bedroom 2

7'9" x 7'7" (2.38 x 2.33)

Double glazed window to front aspect, power points, two single beds, wardrobe, bedside table, wall mounted electric heater and tv, fitted carpet.

#### Shower Room

Re-fitted with a quality suite comprising corner tiled quadrant shower cubicle with mains fed shower fitting, low level wc with concealed cistern in oak finish surround, vanity unit with wash basin, adjacent storage, chrome electric towel rail/radiator, tiled flooring and walls, frosted double glazed window to rear.





### Outside

This nicely positioned chalet sits in well maintained communal lawned grounds with parking available just a short distance away. The chalet offers a westerly aspect to the front with paved sun trap patio. To the rear is an easterly facing paved patio which benefits from the morning sunshine. The grounds of the Winterton Valley Estate front onto the Winterton Valley itself with direct access to the dunes and beach beyond.

### Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2023 (including building insurance and electric) - £2,388.11 (inc VAT)

Site open 25th March - 31st October

Dogs allowed

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Services

Mains water, electric and drainage

### 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

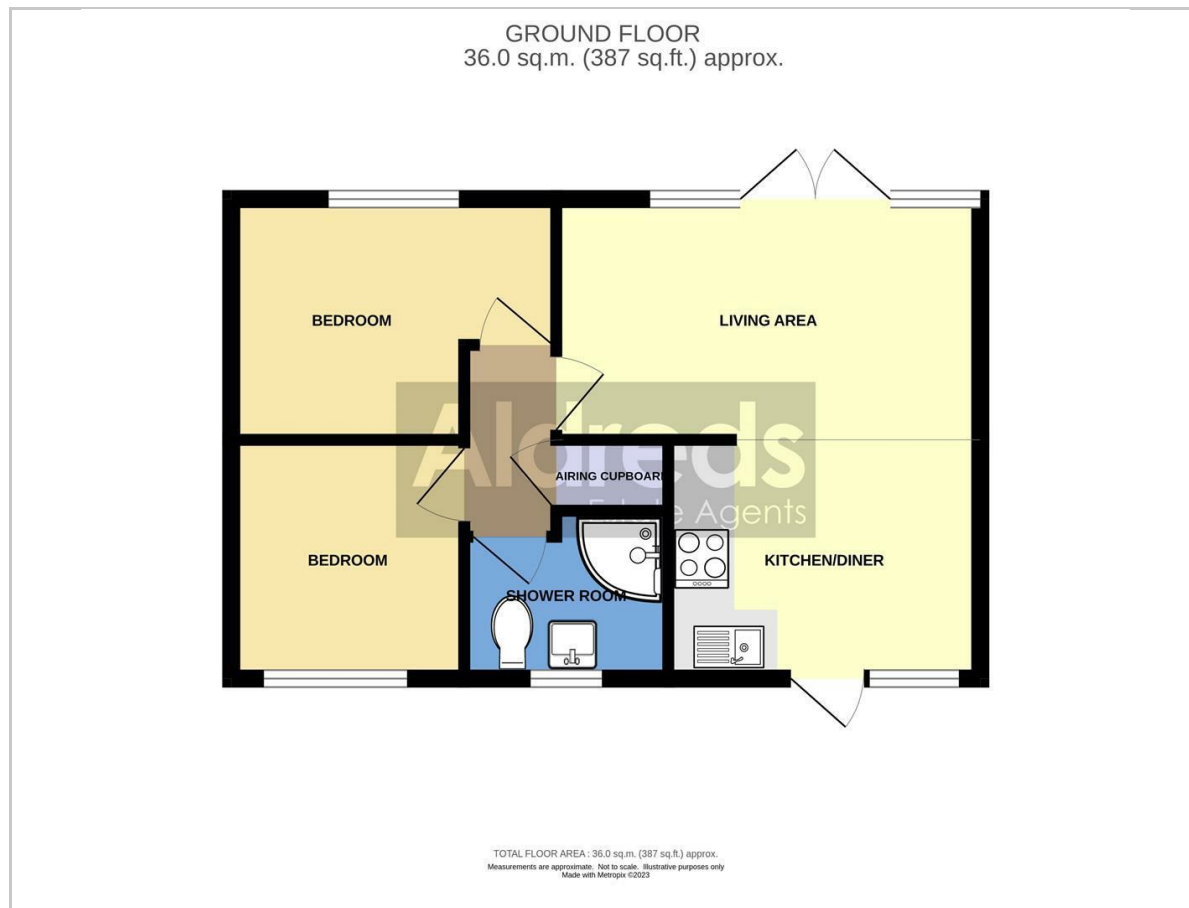
On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side. Turn right in to the site and after a couple of hundred yards turn left passing the site building and follow round the right hand bend by the big house. The chalet can then be found on the left after a short distance.

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## Floor Plan



## Area Map



## 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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA