

**Aldreds**  
Estate Agents



30 Winterton Valley Estate Edward Road

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

Offers Around £42,000





## 30 Winterton Valley Estate Edward Road

Aldreds are pleased to offer this well equipped, two bedroom mid terraced holiday chalet on this much sought after Winterton Valley Estate. This chalet has been finished and maintained to a good standard and offers accommodation including open plan kitchen/living/dining area, inner hall, two bedrooms and bathroom. The chalet also benefits from double glazed windows and sits in well maintained communal lawned grounds with on site parking available and an east/west facing aspect. Early internal viewing is highly recommended.

### Open Plan Kitchen/Living Room

#### Living Room Area

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

Double glazed French doors and windows to front aspect, power points, tv point, electric fire, two seater 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 white wall and matching base units with roll top work surface and tiled splashback, single drainer stainless steel sink and drainer with mixer taps, power points, recess with electric cooker, microwave oven, fridge, vinyl flooring, table and chairs.

### Inner Lobby

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

#### Bedroom 1

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

Double glazed window to front aspect, power points, two single beds, bedside table, fitted carpet.

#### Bedroom 2

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

Double bedroom with double glazed window to rear aspect, power points, double bed, wardrobes, drawers, fitted carpet.







### Bathroom

White suite comprising panelled bath with electric shower fitting, low level wc, pedestal wash basin, tiled flooring, frosted double glazed window to front aspect, tiled walls..

### Outside

The chalet faces an east/west direction with the front of the chalet having a paved terrace. There is ideal space to the front and rear to enjoy the sunshine.

### Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2024 (including building insurance and electric) - £2,658.17 (inc VAT) Site fees paid for 2024

Site open 25th March - 30th October

Dogs allowed

### 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.

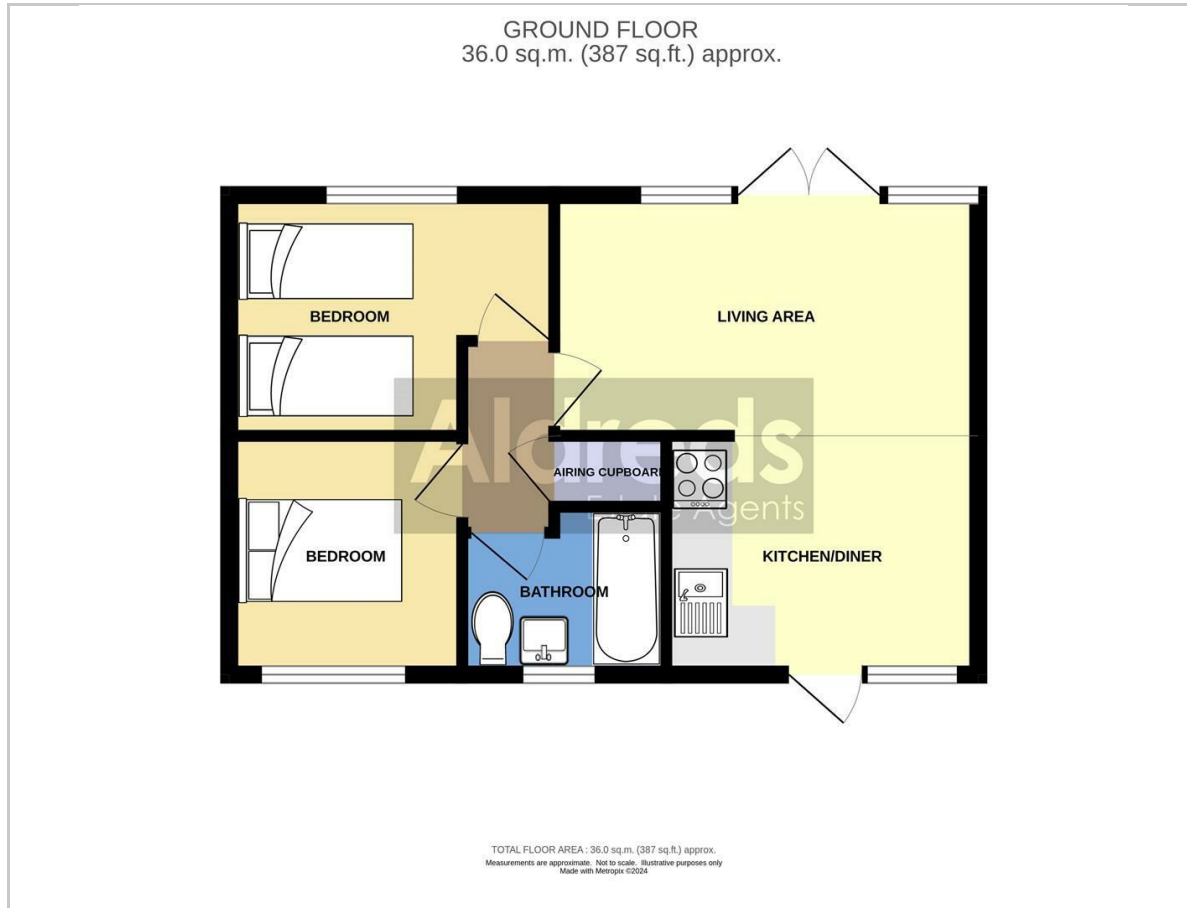
### Directions

On arriving in the village of Winterton-on-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 the chalet can be found on the left hand side.

Ref: Y12087/05/24/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.

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