

Aldreds
Estate Agents



46 Winterton Valley Estate Edward Road

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

Offers Over £50,000



46 Winterton Valley Estate Edward Road

Aldreds are pleased to offer this north and south facing, very well maintained and well equipped, two bedroom mid terrace holiday chalet situated in the much sought after Winterton Valley Estate. The chalet offers accommodation including open plan living/dining/kitchen area with modern fitted kitchen with appliances, inner hall, two bedrooms and shower room. The chalet is being sold fully equipped with fixtures and fittings. Early viewing is highly recommended to appreciate this attractive chalet.

Open Plan Living/Dining/Kitchen Area

Kitchen/Dining Area

White kitchen units with wall and matching base units with wood block effect worktops over, part tiled walls, washing machine, fridge, dishwasher and electric cooker, single drainer stainless steel sink unit, wood effect vinyl flooring, part timber panelled walls, part glazed wood panelled entrance door, table and chairs, open access to:

Living Room Area

Sofa, wood effect vinyl flooring, tv point and tv, double glazed window and French doors to rear southerly aspect, door to:

Inner Lobby

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

Bedroom 1

12'4" maximum x 8'11" maximum (3.78 maximum x 2.74 maximum)

Window to front aspect, double bed, wardrobe, fitted carpet, electric heater.

Bedroom 2

9'3" maximum x 7'10" maximum (2.82 maximum x 2.39 maximum)

Bunk beds, fitted carpet, drawers, double glazed window to rear aspect.

Bathroom

White suite comprising panelled bath with electric shower fitting over, low level wc, vanity unit with inset wash basin, frosted window to front, wood effect vinyl flooring.





Outside

To the front is an area of communal lawn facing a northerly direction adjacent to the car parking area. To the rear is also a generous area of paved patio which benefits from the afternoon sunshine facing a southerly direction. The property sits in beautifully maintained communal lawned grounds. The Winterton Valley Estate backs directly onto the Winterton Valley dunes and beach beyond.

Tenure

Leasehold - 99 years from 1971

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

Site open 25th March - 30th October

Dogs allowed

Services

Mains water, electric and drainage.

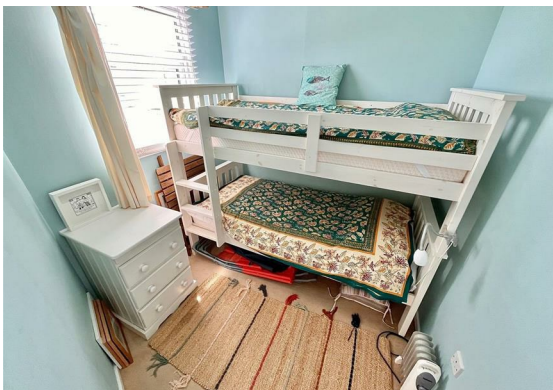


Council Tax

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.

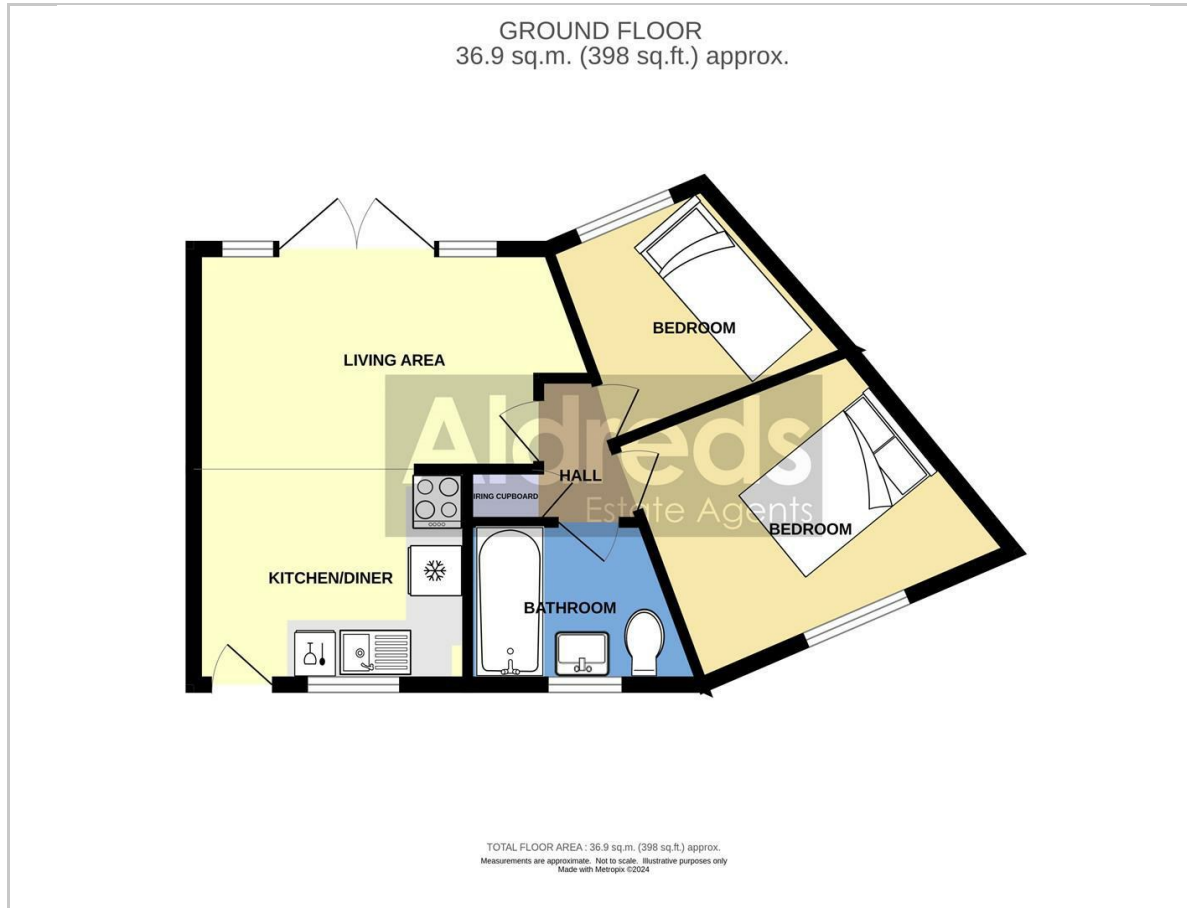


Directions

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: Y12088/05/24/CF

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.

Disclaimer

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