

Aldreds
Estate Agents



9 Winterton Valley Edward Road
Winterton-on-Sea, Great Yarmouth, NR29 4BX

£80,000



9 Winterton Valley

Aldreds are delighted to offer this extremely spacious and very well presented, two bedroom holiday chalet which has been run as a successful holiday let and is situated on the sought after Winterton Valley Estate in the popular coastal village of Winterton-on-Sea. This chalet has excellent accommodation with double height vaulted ceilings and open plan living space. The chalet offers two double bedrooms, lounge/dining space, re-fitted quality kitchen and shower room. The property sits in the well maintained grounds of the Winterton Valley Estate with a southerly facing rear aspect with communal parking and access to the Winterton Valley, dunes and beach beyond. Offered with no onward chain. Early internal viewing is highly recommended to appreciate the size and presentation on offer.

Open Plan Lounge/Dining Room

25'4" x 9'11" (7.72 x 3.02)

A superb open room with a double aspect with double glazed windows and doors to front and rear, power points, tv point, table and chairs, two sofas (one a sofa bed), doors leading off, plasma style modern electric fire, wall mounted electric heater, fitted carpet, recessed spot lights, open plan access to:-

Kitchen

9'7" x 8'5" (2.92 x 2.57 (2.91 x 2.56))

A superb double height room with vaulted ceiling and a high level double glazed window, re-fitted with range of cream gloss units with wall and matching base units with wood block effect roll top work surface over, part tiled walls, stainless steel sink and drainer, power points, built in electric oven and four ring ceramic hob, cupboard housing the Ariston hot water heater, recesses with fridge, freezer, dishwasher and washing machine (appliances included), tiled flooring.

Shower Room

8'4" x 5'5" (2.54 x 1.65 (2.55 x 1.66))

Double height room with a vaulted ceiling and high level frosted double glazed window, quality suite comprising double width tiled shower cubicle with electric shower fitting over, low level WC, vanity unit with inset hand wash basin, mainly tiled walls, chrome electric towel rail/radiator.

Bedroom 1

11'1" x 8'8" (3.38 x 2.64)

Double glazed window to front aspect, vaulted ceiling, power points, triple bunk bed, bed side cabinet and wardrobes, fitted carpet.





Bedroom 2

10'4" x 8'8" (3.15 x 2.64)

Double glazed window to south facing rear aspect, vaulted ceiling, power points, double bed, two bedside cabinets and wardrobe, fitted carpet.

AGENTS NOTE

The property is being sold inclusive of all furniture, fixtures and fittings with the exception of any personal belongings of the vendor.

Outside

The property sits on the edge of this well regarded holiday site with well maintained lawned grounds, communal parking and access to the Winterton Valley, dunes and beach beyond. Immediately to the rear of the chalet is a south facing paved patio area.

Tenure

Leasehold. Lease commenced 25th March 1971 for 99 years.

Annual service charge and ground rent for 2024 is approximately £1733.00

Site open 25th March - 30th October & 18th December to 30th December but you can on stay for 7 consecutive nights during this period.

Dogs allowed.

Services

Mains water, electric, 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.

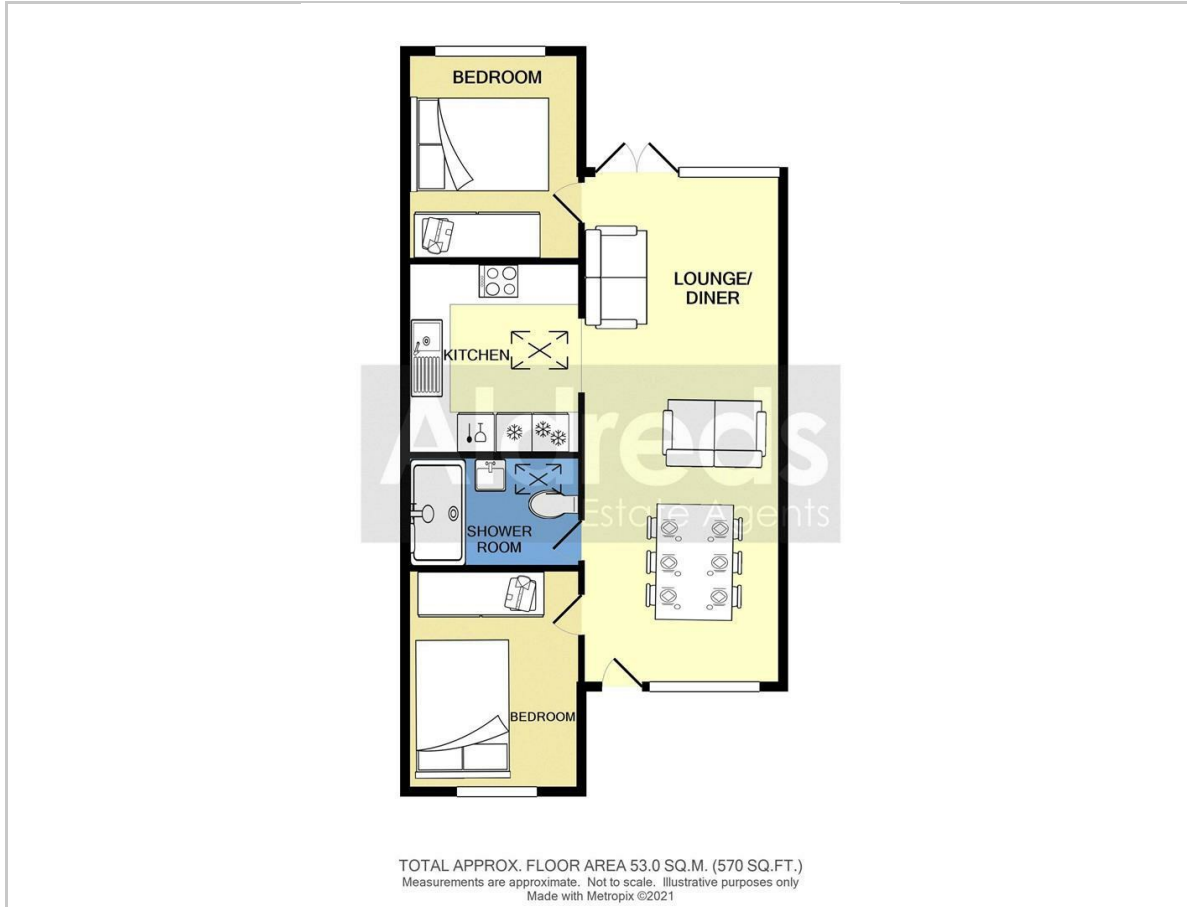
Directions

On arriving in the coastal village of Winterton-on-Sea on the Hemsby Road from Great Yarmouth turn first right into Edward Road, passing the main entrance to the Winterton Valley Estate before turning right into the parking area, where the chalet can be found just to the right hand side.

Ref: Y12160/07/24/CF



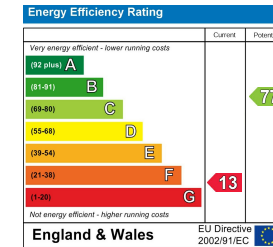
Floor Plan



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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