

Aldreds
Estate Agents



130 Winterton Valley Edward Road

Winterton-On-Sea, NR29 4BX

£40,500



130 Winterton Valley

Aldreds are pleased to offer this east and west facing, well maintained two bedroom end terraced 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, two bedrooms, inner lobby and bathroom. 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

Living/Dining Area

18'10" maximum x 8'2" maximum (5.76 maximum x 2.50 maximum)

Double glazed patio doors to front aspect, double glazed window, tv point, wood effect laminate flooring, sofa, arm chair, table and chairs, open access to:

Kitchen Area

7'8" average x 4'7" minimum (2.36 average x 1.40 minimum)

Fitted white kitchen units with wall and matching base units with roll top work surfaces over, single drainer stainless steel sink unit, built in electric oven and four ring electric hob, fitted extractor hood, part tiled walls, tiled flooring, fridge/freezer, washing machine, double glazed window and door to rear.

Bedroom 1

12'5" maximum x 8'1" maximum (3.81 maximum x 2.47 maximum)

Double bed, bedside cabinets, wardrobe, fitted carpet, electric panel heater, double glazed window to front aspect.

Bedroom 2

9'5" maximum x 8'6" maximum (2.89 maximum x 2.61 maximum)

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

Inner Lobby

Built in airing cupboard housing the hot water cylinder, storage space, door to:

Bathroom

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





Outside

To the front is an area of communal lawn facing a westerly direction adjacent to a nearby car parking area. To the rear is also a generous area of paved patio which benefits from the morning sunshine facing a easterly 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'

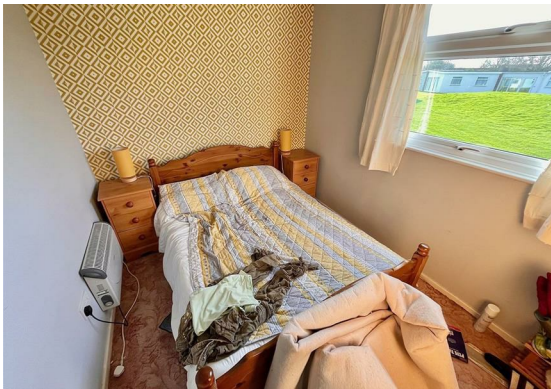
Location

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 beyond the first car park

Ref: Y12324/2/25



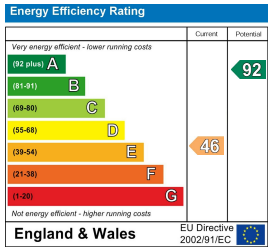
Floor Plan



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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