



76 Winterton Valley Estate Edward Road

Winterton-On-Sea, NR29 4BX

£35,000



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Winterton-On-Sea, NR29 4BX

Aldreds are pleased to offer this two bedroom mid terrace holiday chalet situated on the much sought after Winterton Valley Estate. This east and west facing chalet offers accommodation including an open plan lounge/dining area, kitchenette, inner hall, two bedrooms and bathroom. The chalet offers uPVC sealed unit double glazed windows and sits in well maintained communal lawned grounds. An early internal viewing is recommended as chalets on this site usually prove to be very popular. The property would benefit from some further cosmetic refurbishment.

Living/Dining Room

17'1" x 12'7" maximum (5.22 x 3.85 maximum)

Spacious double aspect room with glazed entrance door and uPVC double glazed window to rear aspect, double glazed French doors with glazed side panel to front aspect allowing a pleasant view across communal lawned grounds, power points, tv point, doorways leading off to:

Kitchenette

5'9" x 5'6" average (1.76 x 1.7 average)

Double glazed window to rear aspect, range of fitted kitchen units with work surface and tiled splashback, recess with electric cooker, stainless steel sink and drainer, door to:

Inner Lobby

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

Bedroom 1

9'2" x 8'9" (2.81 x 2.68)

Double glazed window to front aspect, double bed, fitted carpet.

Bathroom

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

Bedroom 2

10'0" x 6'10" (3.05 x 2.09)

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





Outside

The property sits in beautifully maintained communal lawned grounds with parking area nearby and faces easterly and westerly directions. The Winterton Valley Estate backs directly onto the Winterton Valley dunes and beach beyond.

Tenure

Leasehold.

99 year lease from 25th March 1971.

Site charges 2023- approximately £2187.74

Site open 24th March - 31st October

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A' (10% reduction for holiday use applies).

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 * Public House * 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 into the main site entrance, continue along the access road, bear left and then turn in to the first car park on the left where the chalet can be found on the left hand side opposite the reception block.

Ref: Y12527



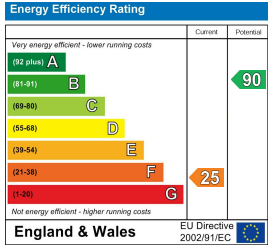
Floor Plan



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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