

Aldreds
Estate Agents



12 Breydon Waters Butt Lane

Burgh Castle, Great Yarmouth, NR31 9QB

Offers In Excess Of £115,000



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A well presented spacious 12 month residential detached park home for the over 50's situated on this residential site in the attractive village of Burgh Castle. The property has an entrance hall, lounge, dining room, kitchen, master bedroom with dressing room and shower room, second bedroom and bathroom. LPG gas central heating and sealed unit double glazing. Brickweave driveway for two cars and garden. The property is offered with no upward chain.

Entrance Hall

Door to front, radiator, storage cupboard.

Lounge

17'1" x 11'1" (5.22 x 3.4)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

Dining Room

9'6" x 8'2" (2.9 x 2.5)

Radiator, door to veranda.

Kitchen

14'11" x 9'6" max 7'3" min (4.56 x 2.9 max 2.23 min)

Base and wall mounted storage units with worktops, double glazed window to rear aspect, door to rear, electric hob, electric oven, storage cupboard, radiator.

Master Bedroom

9'6" x 9'0" (2.9 x 2.75)

Double glazed window to rear aspect, radiator.

Dressing Room

5'2" x 4'3" (1.6 x 1.3)

Radiator.

Ensuite Shower Room

5'2" x 4'11" (1.6 x 1.5)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.





Bedroom 2

10'2" x 9'5" (3.1 x 2.89)

Double glazed window to front aspect, radiator.

Bathroom

6'11" x 6'5" (2.12 x 1.97)

Panel bath with shower over, hand basin, low level WC, part tiled walls, opaque double glazed window to front aspect.

Outside

To the front of the property there is a driveway, lawned garden. To the rear of the property there is another driveway, lawned garden with brickweave patio and shed. Veranda area to side.

Tenure

Leasehold. Site fees are currently around £3600 per annum (variable) to include pitch fee, water/sewerage, gas, electricity and insurance. The property is NOT FREEHOLD but occupies the site irrevocable lease.

Council Tax

Great Yarmouth Borough Council Band A

Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

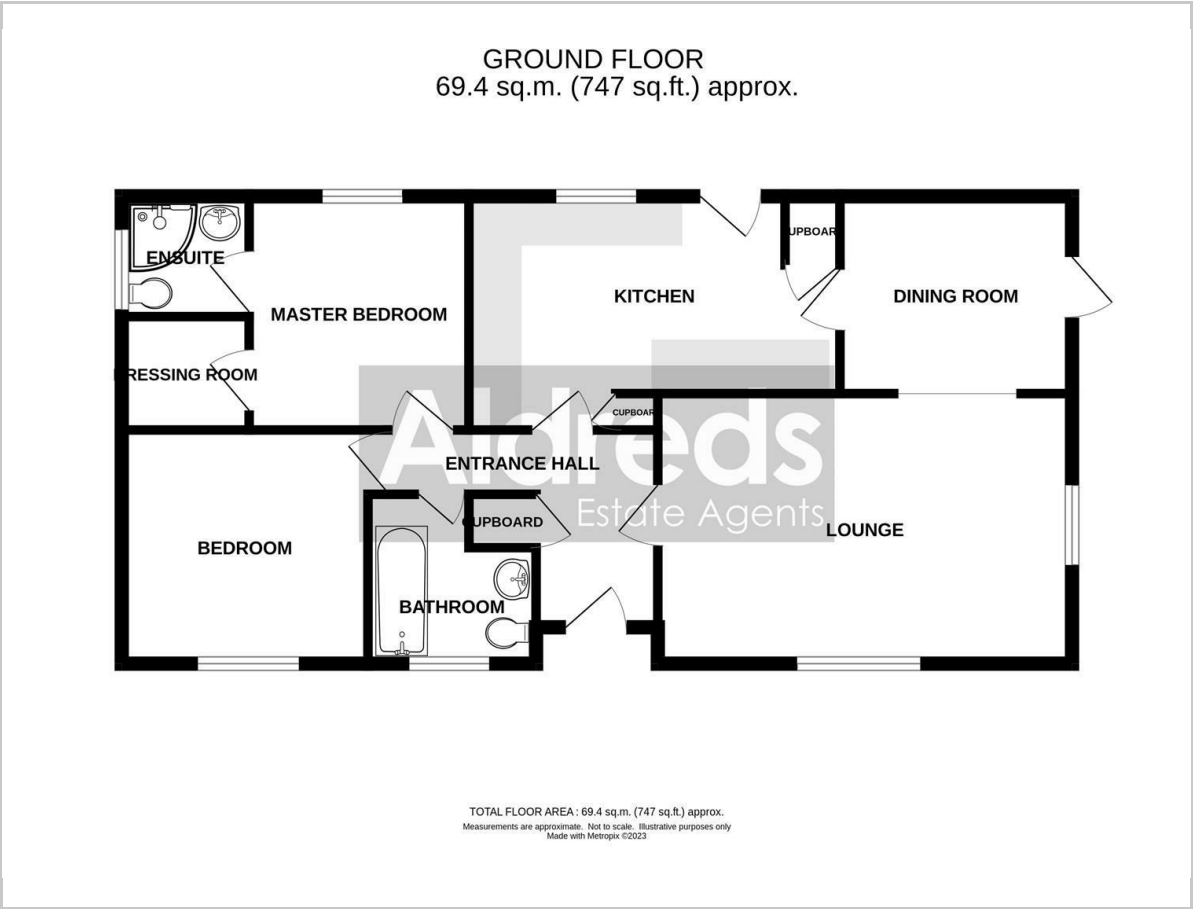
Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane, follow the road round to the right, turn right into the Yare Village site, continue straight on and follow the signs to the residential area.

Ref: G17905/07/23



Floor Plan



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

