



2 Waveney Valley Holiday Village Butt Lane

Burgh Castle, Great Yarmouth, NR31 9PY

£74,950



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A stunning 2 bedroom holiday chalet on this popular site in Burgh Castle. The property is situated in a lovely position, at the far end of the site, overlooking green space and west facing to enjoy fabulous sunsets from the decked patio.

Open plan Lounge/Dining/Kitchen

13'2" x 9'7" plus 8'11" x 7'6" (4.01m x 2.92m plus 2.72m x 2.29m)

UPVC double glazed doors to a raised decked West facing patio to the front of the property. Tiled flooring. Digital electric radiator. Television point. Telephone point. Worktops with cupboards and drawers below and an inset stainless steel single drained sink with mixer tap. Matching upstands. Matching wall cupboards. Built-in electric oven and grill. Inset 4 ring electric hob with a stainless steel extractor above. Integrated fridge/freezer. UPVC double glazed window to rear aspect.

Bedroom 1

8'5" x 8'2" (2.57m x 2.49m)

Tiled floor. Built-in double wardrobe. Television point. Wall mounted digital electric radiator. Loft access hatch. UPVC double glazed window to front aspect.

Bedroom 2

8'3" x 8'2" (2.51m x 2.49m)

Tiled floor. Built-in double wardrobe. Wall mounted digital radiator. Television point. Coving. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Shower Room

8'6" x 5'1" (2.59m x 1.55m)

Fully tiled walls and floor. Corner shower cubicle with an electric shower unit. White wash basin with cupboard below. WC. Electric towel radiator. Touch activated mirror. UPVC double glazed window to rear aspect.

Outside

Communal parking and gardens.





Tenure

Freehold. For holiday use only. For occupation from 1st March to 14th January annually. The current service charge is £1,507.07.

Council Tax

The property is subject to Business Rates as it is used as a Holiday Let.

Agent's Notes

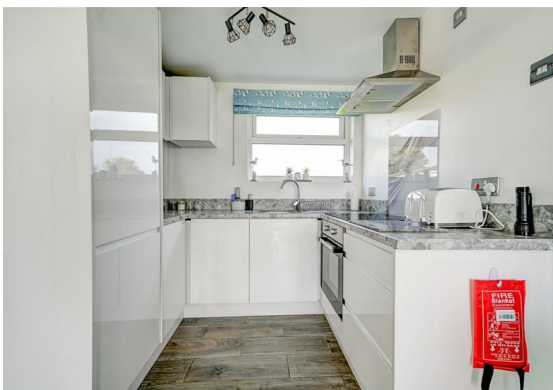
The electricity is currently on a card meter.

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.

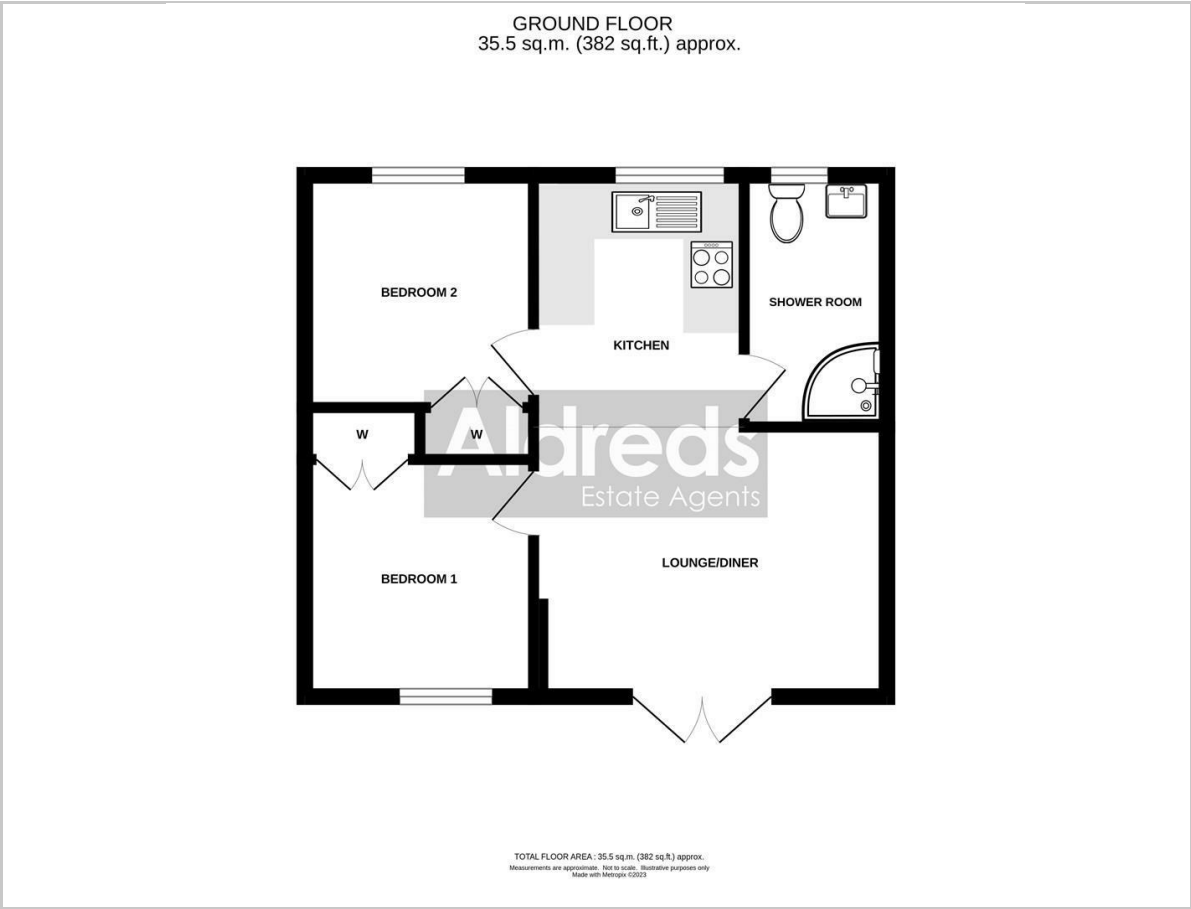
Directions

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. Turn left into Waveney Valley Holiday Village at the Kingfisher Park Homes site. Turn almost immediately left at the sign for Waveney Holiday Village, following the road round to the right and continue to the first large car park on the right. Park here and follow the path to the far end of the site, where number 2 will be found in the furthest row of bungalows.



Ref: G17955/10/23

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

