



Countryside, Dereham Road, Yaxham, Dereham, NR19 1RF

welcome to

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>>Yaxham Waters Holiday Lodge Plot 20 Countryside! The Omar Southwold 2014, 45/14, 2 bedroom holiday lodge has just come back in stock! The lodge is in superb condition and boasts its fantastic pitch and purpose built veranda, ideal for enjoying and relaxing.



Plot 20 Countryside

The Omar Southwold 2014, 45/14 2 bedroomed holiday lodge has just come in to stock! Located on a superb pitch overlooking a small water feature and you can easily see the vintage locomotives trundle by along the Mid Norfolk Steam Railway line. As you can see from the actual pictures of this lodge it has a purpose built veranda that is ideal for sitting on the garden furniture with a book and glass of wine enjoying the tranquillity of Yaxham Waters Holiday Park set in 15 acres of quality countryside in the heart of Norfolk.

The lodge itself is in superb condition, the lounge has all free standing furniture with 2, 2 seater sofas and free standing dining room table and chairs. The lounge has 2 French patio doors that lead directly onto the veranda so when they are opened they let the fresh country air circulate around the whole lodge. The kitchen is as you would expect and has all the features of a modern kitchen but in a cottage style.

There is plenty of storage space and work tops together with a gas hob and oven, fridge freezer, dishwasher etc. As you walk towards the rear of the lodge the first room on your left is the spare bedroom with a large adult bed, wardrobe and TV. The next room is the family bathroom with bath and shower attachment, toilet and basin. The master bedroom is very large with ample storage and a dressing table and mirror. At the rear of the bedroom is another large storage area which could easily be used as a dressing room or for storing private items if you were looking at using one of our excellent subletting packages.

Agents Note

Yaxham Holiday Park Lodges are an 11 month occupancy only, Prospective purchasers are advised to make their own enquiries regarding lease details and ownership criteria with the holiday park prior to purchase.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Countryside, Dereham Road, Yaxham, Dereham

- Family Holiday Park With 11 Month Occupancy
- Offers 2 Bedrooms
- Wi-Fi In Lodges & Public Areas
- Wheel Chair Access And Gated Entry
- Children's Play Area & Fishing Lakes
- Designated Parking, CCTV & Site Warden
- Pets Allowed (Two)
- Sought-After, Village Location

Tenure: EPC Rating: Exempt

£107,000

directions to this property:

Yaxham Waters Holiday Park is located on the edge of the bustling market town of Dereham. From William H Brown Dereham head towards the Toftwood direction onto Yaxham Road past The Railway Tavern and Roy's. Take the right hand turn at the roundabout to continue on Yaxham Road. Follow the road around to the left and Yaxham Waters Holiday Park can be found on the right hand side



Please note the marker reflects the postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
DRM115506 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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