



Lakeside, Dereham Road, Yaxham, Dereham, NR19 1RF

welcome to

Lakeside, Dereham Road, Yaxham, Dereham

>> Yaxham Waters Holiday Lodge Plot 2 Lakeside! A beautiful 2 bedroom lodge sat on one of the most desirable pitches, overlooking the main fishing lake. This pre-loved lodge is presented in excellent condition and offers a well equipped kitchen, large en suite facility & much more!



Plot 2 Lakeside

LS2 is a Wessex Classic 40/20 - This beautiful lodge is sat on one of our most desirable pitches overlooking our main fishing lake on Lakeside 2. There is a fantastic sized veranda that has been purpose built for this lodge with garden furniture, ideal for reading a book or having a glass of wine whilst taking in the views of the lake whilst a steam train goes by in the summer, idyllic.

The lodge itself has front opening doors that lead straight on to the veranda and let the summer breeze flow through the whole dwelling. It is fully double glazed and centrally heated and built to residential specification, so even in the winter it feels cozy and warm. The lounge has 2 free standing sofas and is very open plan also there is a warm air fire just to take the chill off if you were staying here say at Christmas and New Year. The dining room as well is all free standing, and the table and chairs are set in the corner looking over the lake. The kitchen, as you would imagine is really well equipped and has a huge amount of work tops that can be used as a breakfast bar. There is ample storage, dishwasher, washing machine, cooker/hob and fridge freezer. From the lounge there is a door that leads to the very well sized bedrooms, The master bedroom has a double bed and 2 very large wardrobes. At the back of the bedroom there is also a large en-suite facility with shower, toilet and basin. The family bathroom that is just down the hallway has a full-length bath/shower, toilet and basin. The spare bedroom is massive with 2 large adult single beds and plenty of wardrobe space.

On the whole, this pre-loved lodge is in great condition and is on an amazing pitch with some of the nicest views on the park.

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.



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- 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: Leasehold EPC Rating: Exempt

£149,950



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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DRM115889 - 0003

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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