



**Omar Oulton, Dereham Road, Yaxham, Dereham, NR19 1RF**

**welcome to**

**Omar Oulton, Dereham Road, Yaxham, Dereham**

>> Yaxham Waters Holiday Lodge Plot 6A Omar Oulton! This is a semi-detached lodge, pitched on one of the most desirable plots overlooking the fishing lake. The presentable lodge offers ample storage space throughout and is ideal for customers looking to take advantage of the buy to rent package.



## Description

Yaxham Waters Holiday Park is set within 15 acres of countryside in the heart of Norfolk. The park is only around 30 minutes from Norwich airport and 50 minutes from the Norfolk Coast. Yaxham waters is a very exclusive park with under 40 lodges.

For those people looking for a quiet hideaway this park is ideal. On the park itself there is a cafe/ bistro which serves meals all prepared on the premises, extremely popular with owners, holiday makers and local residents alike.

There are several supermarkets only a 5 minute drive away which is Tesco, Lidl, Morrisons and Aldi in the bustling market town of Dereham. At the back of the bistro there is a new enclosed play area so customers can enjoy the sun whilst observing children in a safe environment.

The lodges for sale and rent are around 100 meters from the facilities and are set round one of our water features and fishing lakes. The fishing lakes are completely free to all the owners and are well stocked with carp, golden tench, roach, and rudd. As you can imagine this is a very quiet area and is idyllic especially when the vintage steam train trundles past at the bottom of the park in the summer.

The park runs a buy to let scheme where the owners can buy a lodge and rent through the park, where the owners are guaranteed a 5% minimum return for their investment after all costs such as site fees, insurance, cleaning fees etc. With the option of using the lodge themselves for 5 weeks.

## Plot 6a Omar Oulton

The Omar Oulton 40/12 (2 bedrooms) is a semi detached lodge and is priced to complete quickly. It is pitched on one of the most desirable plots we have overlooking the fishing lake. This is ideal for a customer wishing to take advantage of our BUY TO RENT Package.

- "Double glazed and centrally heated throughout
- "The veranda has been purpose built for this lodge
- "Front opening doors that lead onto the veranda
- "Free standing furniture in the lounge & dining area
- "Fridge freezer
- "Washer drier and dishwasher
- "Twin room with ample storage
- "Separate bathroom with a full length bath & shower
- "Master bedroom with double bed
- "Sofa Bed in lounge area
- "Great amounts of storage throughout this Lodge

Why not call Neil to find out how purchasing a lodge here at Yaxham Waters could benefit both you and your family.

## 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.



Ground Floor



First Floor

This floor plan 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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## Omar Oulton, 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

# £95,000

### 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:  
DRM116182 - 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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