



**Yaxham Waters, Dereham Road, Yaxham, Dereham, NR19 1RF**

**welcome to**

**Yaxham Waters, Dereham Road, Yaxham, Dereham**

Beautiful holiday lodge for sale with fantastic outlook! Introducing the Atlas Debonaire 8 Meadow Fields, finished to a high specification and located within Yaxham Waters Holiday Park. The lodge offers a fully equipped kitchen, en suite facilities, picturesque views & much more! Contact us TODAY!



## Yaxham Waters Holiday Park

Over the last decade, holiday lodge ownership here at Yaxham Waters has proven to be both relaxing and profitable for our owners. Set in 15 acres of stunning tranquil countryside, this is truly a destination where you can spend quality time together as a family in the heart of Norfolk. Plus, it's so convenient to go out for a day by the coast, leaving the hustle and bustle behind you!

Yaxham Waters Holiday Park has three well-stocked fishing lakes for the exclusive use of the holiday guests. You can also enjoy views of the Mid Norfolk Railway line which runs along the back of the park.

Further benefits to the site are Wi-Fi to the lodges and public areas, wheelchair access, gated entry, CCTV and site wardens.

## Accommodation

### Entrance Hall/Utility Space

6' 1" x 5' 3" ( 1.85m x 1.60m )

### Lounge/Kitchen/Diner

21' 1" x 19' 2" ( 6.43m x 5.84m )

### Inner Hallway

### Master Bedroom

13' x 9' ( 3.96m x 2.74m )

### En Suite

### Bedroom 2

9' 2" x 9' 1" ( 2.79m x 2.77m )

### Shower Room

## Atlas Debonaire Meadowfield 8

This lodge is ideal for family and friends to use as a holiday home to enjoy their free time or as an investment to use for yourselves and rent out at the same time to cover help pay for your annual bills. You also have the opportunity of using the lodge as an investment with our very popular 555 investment plan where you receive a net 5% return on your investment for 5 years after all annual bills.

You can enjoy pictures and a 360 tour of this wonderful lodge at [atlasleisurehomes.co.uk](http://atlasleisurehomes.co.uk).

## 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.

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Yaxham Waters, Dereham Road, Yaxham, Dereham

- Immaculate 2 Bedroom Holiday Lodge, Built In 2022
- Stunning Views Over The Fishing Lake
- Open Plan Living With Fully Integrated Kitchen
- En Suite Facilities And Shower Room
- Wi-Fi In Lodges & Public Areas
- 11 Month Occupancy
- Designated Parking, CCTV & Site Warden
- Idyllic Location In The Heart Of Norfolk

Tenure: EPC Rating: Exempt

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.

# £205,000



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Property Ref:  
DRM116521 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### 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



william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**