



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

welcome to

Countryside, Dereham Road, Yaxham, Dereham

>> Yaxham Waters Holiday Lodge Omar Southwold CS 24! A fantastic 2 bedroom holiday lodge, presented in excellent condition throughout and occupying a delightful plot with views of the pond and natural wildlife. Contact us today for more information!



Omar Southwold Cs24

Beautiful 2 bedroomed holiday lodge for sale here at Yaxham Waters Holiday Park 45/14 in excellent condition. As you can see from the actual pictures of this lodge it is in an amazing position. The views from the purpose built veranda give you a great look of the small pond in front and the Mid Norfolk steam railway line behind. With the extension of the veranda to the rear you get the sunshine all day long.

The interior of this lodge is bright, modern and airy. The external double doors open directly from the lounge on to the veranda letting all the summer air pass all the way through the lodge. The lounge itself has 2 very comfortable sofas, warm air fire, TV, and a very modern free standing glass dining room table and chairs. The kitchen again is so light with loads of worktops, fridge freezer, washer drier, oven, grill and is really well equipped.

As you walk to the rear of the property you have on your left the spare bedroom with 2 large singles and ample storage. The next room is the family bathroom with full length bath/shower, toilet and basin. The master bedroom has a king sized bed and there is absolutely tons of wardrobes, drawers and a vanity unit (plus TV). On the right is an extra bonus of a walk in wardrobe. On the left is a full wet room with body shower and is great for those of us less confident on our feet.

This lodge even though pre loved, overall is in an excellent position with views of the whole park in front and is in excellent condition on the interior as well.

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.



view this property online williamhbrown.co.uk/Property/DRM116540



welcome to

Countryside, Dereham Road, Yaxham, Dereham

- Lovely 2 Bedroom Holiday Lodge, Built In 2014
- Family Holiday Park With 11 Month Occupancy
- 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

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.

£122,950



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

view this property online williamhbrown.co.uk/Property/DRM116540



Property Ref:
DRM116540 - 0002

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk