

**Aldreds**  
Estate Agents



42 Broadside Chalet Park

Stalham, NR12 9PN

£39,995





## 42 Broadside Chalet Park

Stalham, NR12 9PN

Aldreds are delighted to offer this detached holiday chalet, located in the much sought after Broadside Chalet Park. This well presented chalet offers accommodation including an open plan living/kitchen area, two bedrooms and shower room. The chalets benefits from modern fixtures and fittings throughout with uPVC sealed unit double glazed windows and a fitted kitchen with appliances. The Broadside Chalet Park offers well tended communal lawned grounds, parking, an on-site clubhouse/restaurant, outdoor swimming (at extra annual cost) and childrens play area. An ideal second home or holiday let opportunity. Early viewing is strongly recommended to appreciate.

### Open Plan Living/Dining/Kitchen Area

14'8" x 13'8" reducing to 8'11" (4.49m x 4.17m reducing to 2.72m)

Front facing entrance door, full width front facing window, power points, wall mounted electric panel heater, doors leading off, open plan access to kitchen area with a range of fitted units with rolled edge work surface, under counter electric water heater, stainless steel sink drainer with mixer tap, plumbing for dishwasher, integrated electric oven, ceramic hob and extractor, rear facing obscure glazed window.

### Bedroom 1

8'6" x 6'9" (2.61m x 2.08m)

Side facing window, wall mounted electric heater, power point, built-in cupboard housing electric meter.

### Bedroom 2

8'6" x 6'6" (2.61m x 2m)

Window to side aspect, power point, wall mounted electric heater, built-in cupboard.

### Shower Room

Two obscure glazed rear facing windows, fully tiled walls, tiled shower cubicle with electric shower, built-in cupboard, heated towel rail, hand wash basin within a fitted vanity storage unit, shavers point, low level w.c., wall mounted electric heater.







### Outside

The chalet sits in well maintained communal lawned grounds with parking available, a clubhouse/restaurant, outdoor swimming pool (at extra annual cost) and a children's play area.

### Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2023 are a total of £1,425.11 including VAT. There is an additional (optional) charge of £210.00 plus VAT for the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: A.

### Energy Performance Certificate (EPC)

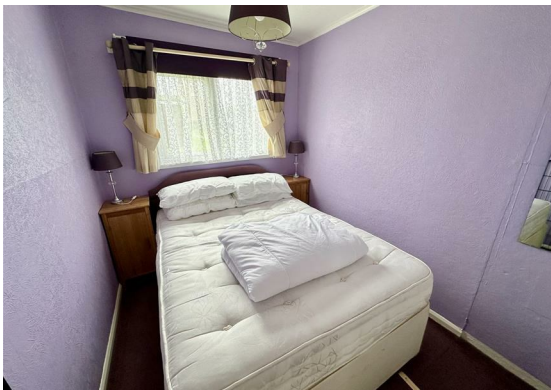
Rating: tbc

### Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

PJL/S9787



## Floor Plan



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

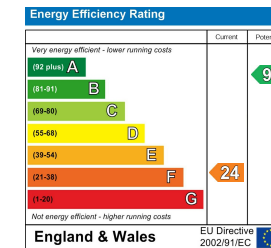
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## Area Map



## Energy Efficiency Graph



55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA