



101 Winterton Valley Estate Edward Road

Winterton-On-Sea, NR29 4BX

Offers Over £40,000



## 101 Winterton Valley

Aldreds are pleased to offer this attractively presented, two bedroom mid terrace holiday chalet situated on the much sought after Winterton Valley Estate. The chalet offers accommodation including an open plan lounge/dining area, kitchenette, inner hall, two bedrooms and bathroom. The chalet also benefits from double glazed windows, is sold equipped with furnishings and sits in well maintained communal lawned grounds. An early internal viewing is recommended as chalets on this site usually prove to be very popular.

### Living/Dining Room

17'1" x 12'7" maximum (5.22 x 3.85 maximum)

Spacious double aspect room with double glazed entrance door and uPVC double glazed patio doors to rear aspect allowing a pleasant view across communal lawned grounds, power points, tv point, fireplace with inset electric fire, doorways leading off to:

### Kitchenette

5'9" x 5'6" average (1.76 x 1.7 average )

Double glazed window to rear aspect, range of fitted wood trim kitchen units with wall and matching base units with work surface and tiled walls, recess with electric cooker, microwave, single drainer one and a half bowl stainless steel sink, door to:

### Inner Lobby

Built in airing cupboard housing the copper hot water cylinder, doors leading off to:

### Bedroom 1

9'2" x 8'9" (2.81 x 2.68)

Double glazed window to front aspect, double bed, fitted carpet, wardrobe and drawers.

### Bathroom

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect, wood effect vinyl flooring.

### Bedroom 2

10'0" x 6'10" (3.05 x 2.09)

Two single beds, double glazed window to rear aspect, fitted carpet.





### Outside

The property sits in beautifully maintained communal lawned grounds with parking area nearby and areas of paved patio to the front and rear. The Winterton Valley Estate backs directly onto the Winterton Valley dunes and beach beyond.

### Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2026 (including building insurance and electric) - approximately £2,350 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Services

Mains water, electric and drainage.

### Location

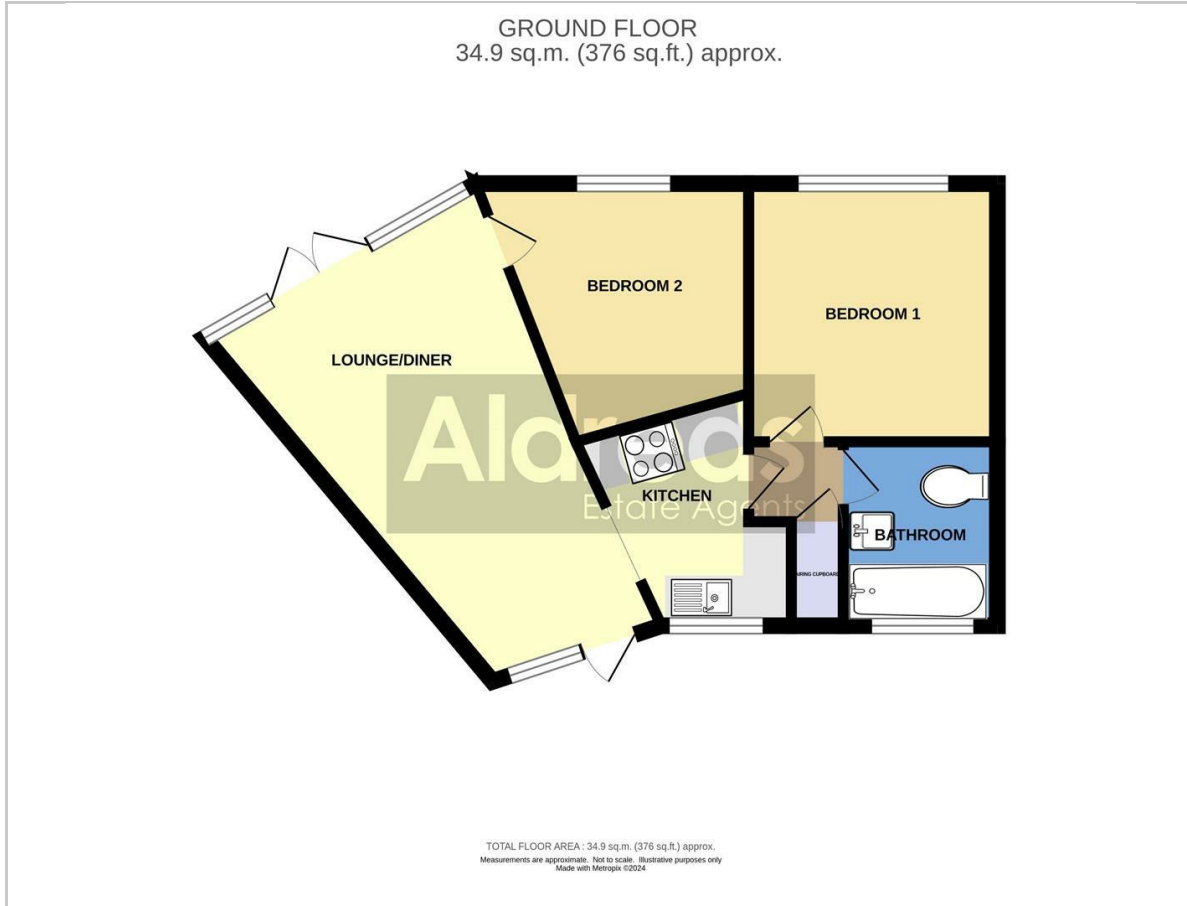
Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach \* Sand dunes \* Nature Reserve \* There is a selection of shops \* Post Office \* Public House \* First School \* Middle and High Schools are situated in Martham approximately 3 miles away \* School buses operate in the area \* Eastern Counties Bus services link the coastal village with Great Yarmouth.

### Directions

On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side, turn right into the main site entrance, continue along the access road, bear left and then turn in to the first car park on the left where the chalet can be found on the left hand side opposite the reception block car park.

Ref: Y12004/03/24/CF

## Floor Plan



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

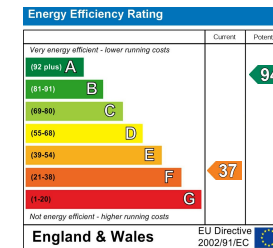
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@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