



16 Waveney Valley Holiday Village Kingfisher Park Homes

Burgh Castle, NR31 9FN

£60,000



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Burgh Castle, NR31 9FN

This end terraced holiday chalet offers well presented accommodation including an open plan lounge/dining/kitchen, 2 bedrooms with built-in double wardrobes and a bathroom. The property has LPG gas heating to radiators and UPVC double glazing. Communal gardens and pleasantly positioned at the top of the site, close to the car parking area.

### Lounge/Diner

13'1" x 12'7" (3.99m x 3.84m)

UPVC entrance door with double glazed panel. Laminate floor. Two radiators. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect

### Kitchen

5'10" x 5'2" (1.78m x 1.57m)

Worktops with cupboards and drawers below and an inset stainless steel single drainer sink. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Four ring gas hob with an extractor above. Laminate floor. Textured ceiling. UPVC double glazed window to rear.

### Bedroom 1

8'3" x 8'2" (2.51m x 2.49m)

Radiator. Built-in double wardrobe. UPVC double glazed window to rear.

### Bedroom 2

8'2" x 8'2" (2.49m x 2.49m)

Radiator. Built-in double wardrobe. Coved and textured ceiling. Loft access hatch. UPVC double glazed window to rear aspect.

### Bathroom

7'6" max x 5'5" (2.29m max x 1.65m)

Fully tiled walls and a white suite comprising panelled bath with mixer tap and shower attachment and an electric shower unit above. Pedestal wash basin. WC. Plumbing for washing machine. Chrome towel radiator. Cupboard concealing a wall mounted Calor gas fired combination boiler. UPVC double glazed window to rear aspect.

### Outside

Communal parking and gardens.





### Tenure

Freehold. For holiday use only. For occupation from 1st March to 14th January annually. The current service charge for the year from July 2025 is £1504.67.

### Services

Mains water, electricity and drainage. Color Gas.

### Council Tax

Great Yarmouth Borough Council - Band A

### Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane. Turn left into Waveney Valley Holiday Village at the Kingfisher Park Homes site. Turn almost immediately left at the sign for Waveney Holiday Village, following the road round to the right and continue to the first large car park on the right. Go to the top of the car park and proceed on foot using the pathway on the left and number 16 will be found just around the corner.

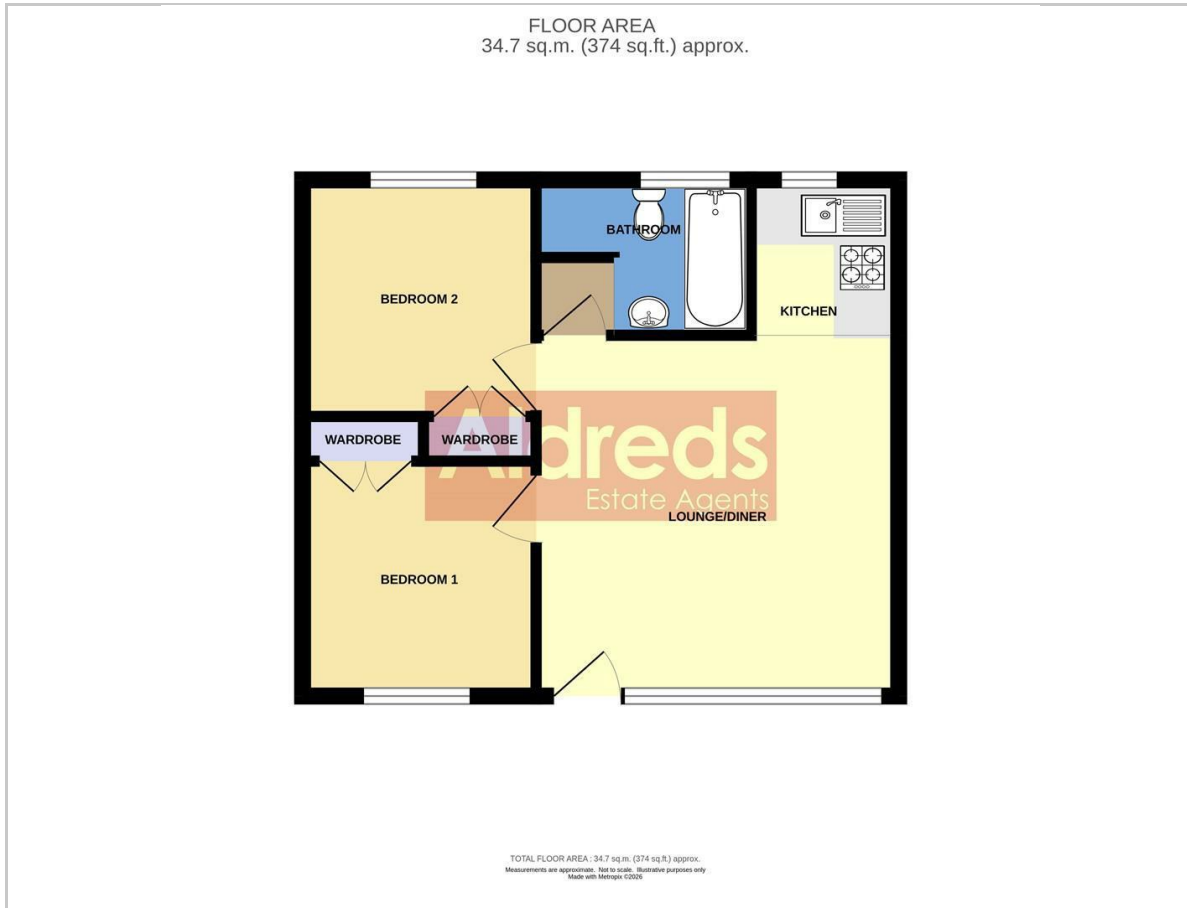
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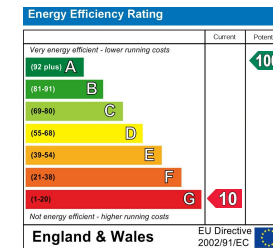
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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