



114 114 Winterton Valley Estate Edward Road

, Winterton-On-Sea, NR29 4BX

£45,000



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, Winterton-On-Sea, NR29 4BX

Aldreds are delighted to offer this immaculately presented two bedroom holiday chalet situated in the hugely popular Winterton Valley Estate. This delightful chalet is sold fully equipped and has been finished to a very high standard. The accommodation comprises an open plan lounge/dining/kitchen area, inner hall, two bedrooms and bathroom. The property also offers double glazed windows and doors throughout and sits in this well maintained chalet site with access to the Winterton Valley, dunes and beach beyond. Early viewing is recommended to avoid disappointment.

### Open Plan Kitchen/Dining/Lounge Area

#### Kitchen/Dining Area

9'10" x 7'8" (3.00 x 2.36)

double glazed full height window and entrance door, range of fitted white wall and base kitchen units with roll top work surface and tiled splash back, stainless steel sink and drainer, integrated fridge, integrated electric oven, electric hob and microwave oven, limed wood LVT flooring, power points, open plan access to:-

#### Lounge Area

14'2" x 7'11" (4.33 x 2.42)

Double glazed French doors with glazed side panels to front aspect allowing a superb open view across communal lawned grounds, power points, tv point, fitted shelving, electric coal effect fire, two seater sofa and two armchairs, fitted carpet and part timber panelled walls. Door to:-

#### Inner Hallway

Built in airing cupboard, doors leading off to:

#### Bedroom 1

12'3" maximum x 11'5" maximum (3.75 maximum x 3.5 maximum)

Double glazed window to rear aspect, power points, shavers point, part timber panelled walls, double bed, bedside cabinets, double wardrobe, chest of drawers and fitted carpet.

#### Bedroom 2

8'11" maximum x 8'0" maximum (2.72 maximum x 2.46 maximum)

Double glazed window to front aspect, part timber panelled walls, power points, two single beds with underneath storage, single wardrobe and fitted carpet.

#### Bathroom

White suite comprising a panelled bath with electric shower fitting over, vanity unit with inset wash basin, low level wc, electric fan heater, heated towel rail, part tiled walls, vinyl flooring, frosted double glazed window to rear aspect.





### Outside

To the front and rear are paved suntrap patio areas, with the front patio having a hedge screen and the rear having planted borders. The property sits in beautifully maintained lawned grounds on to Winterton Valley with the 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

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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 \* 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.

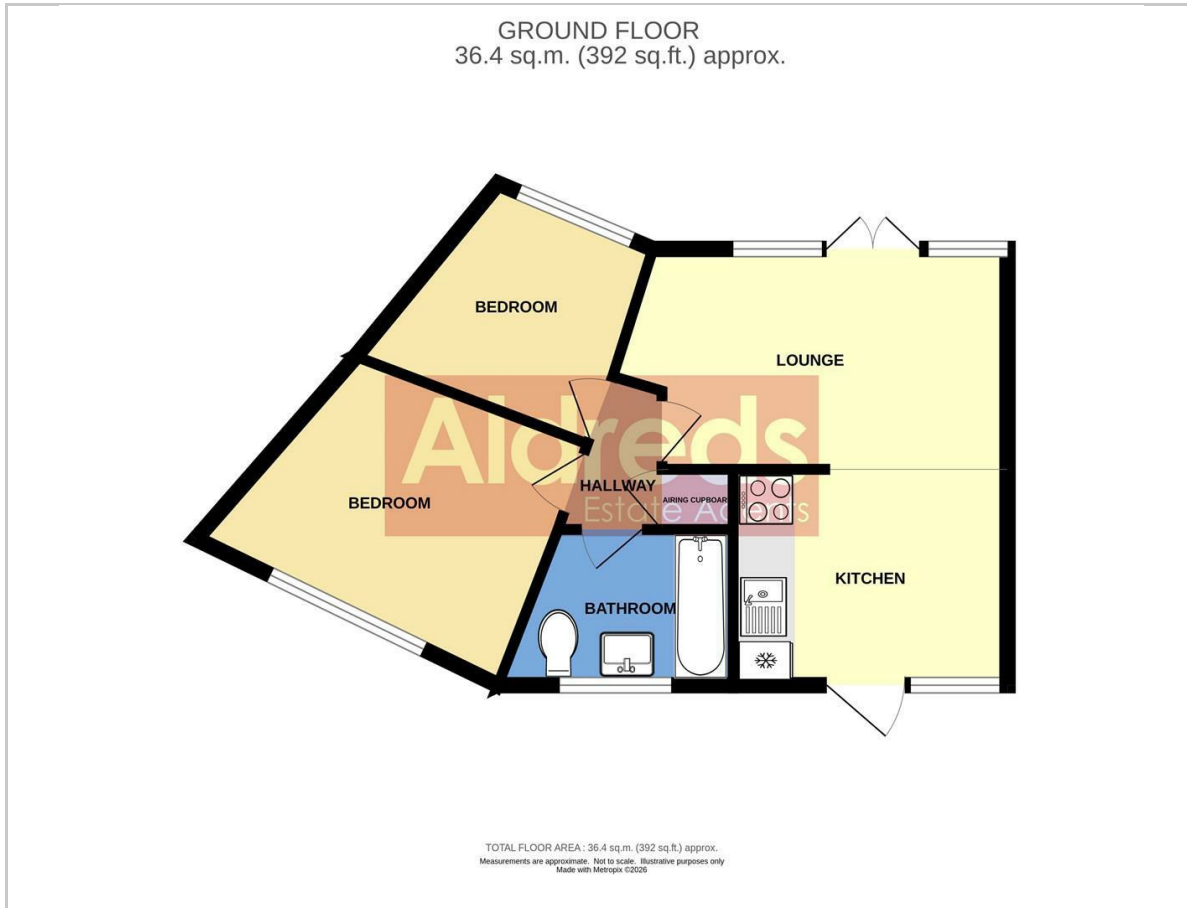
### Directions

On arriving in the village of Winterton on the Hemsby Road, turn right into Edward Road, turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side. Continue past the main entrance and follow the road to the right to the bottom car park. The chalet can be found in the second block back from the front.

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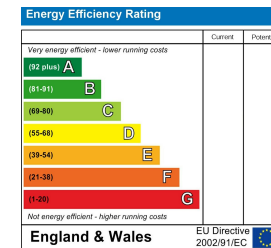
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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

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