



STARKINGS
&
WATSON

Staithe Road, Burgh St. Peter - NR34 0DE

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Staithe Road

Burgh St. Peter, Beccles

This HIGH SPECIFICATION DETACHED HOLIDAY LODGE overlooking the stunning WAVENEY VALLEY and MARSHES beyond offers 12 month occupancy as a second home or holiday rental. This lodge in particular is currently a successful HOLIDAY RENTAL generating an already HEALTHY TURNOVER which could be taken over with immediate effect. Surrounded by some of the Broads' most stunning scenery, the site has been newly acquired by Tingdene Lifestyle, with Waveney River Centre offering an INDOOR HEATED SWIMMING POOL, shop, launderette, play areas and a family friendly pub - The Waveney Inn. The accommodation internally comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with VAULTED CEILING and MODERN KITCHEN with breakfast bar. This in turn opens onto the terrace to the front with amazing views beyond and there is a SUNKEN HOT TUB included to the side. There are then TWO DOUBLE BEDROOMS with wardrobes/dressing area and TWO EN SUITES.



Council Tax band: TBD

Tenure: Leasehold

- Detached Lodge Style Home
- Ground rent and service charge for current year included
- Holiday Home/Holiday Rental - 12 Month Use
- High Specification Finish
- Open Plan Reception & Kitchen
- Two Double Bedrooms
- Front Veranda & Hot Tub Included
- Successful Holiday Rental

The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.

SETTING THE SCENE

To the side there are parking spaces for two cars with a decked walkway leading round the rear of the chalet passing the hot tub giving access to the main entrance door to the rear.



THE GRAND TOUR

Entering the lodge via the main entrance door to the rear, this opens into the rear entrance utility area providing space for shoes and coats. This space leads directly into the modern well fitted integrated kitchen featuring a breakfast bar, dishwasher, fridge/freezer, washing machine, wine cooler and eye level oven/grill with plinth featuring under cupboard lighting. The kitchen also has two useful lockable cupboards. The kitchen is open plan with vaulted ceiling into the sitting/dining space with laminate flooring and offering ample space for soft furnishings and sliding doors onto the front veranda. The main double bedroom benefits from views to the front, a spacious dressing area with built-in shelving and hanging space as well as an en-suite bathroom with shower cubicle, W.C and hand wash basin. The other double bedroom located the other side of the chalet offers views to the front again as well as built-in storage and another en-suite shower room with W.C, hand wash basin and shower cubicle. The property benefits from uPVC double glazing, gas fired central heating, maintenance free exterior cladding and an external storage locker to the rear.

FIND US

Postcode : NR34 0DE

What3Words : ///qualifier.relegate.snacks

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is offered on a Holiday Home use only and cannot be an owners main residence but is available to be used a full 12 months of the year. The site is owned by the Waveney River Centre. Associated costs are as follows:

Council Tax / Service Charge (estimated): £982.73 + VAT = £1,179.28

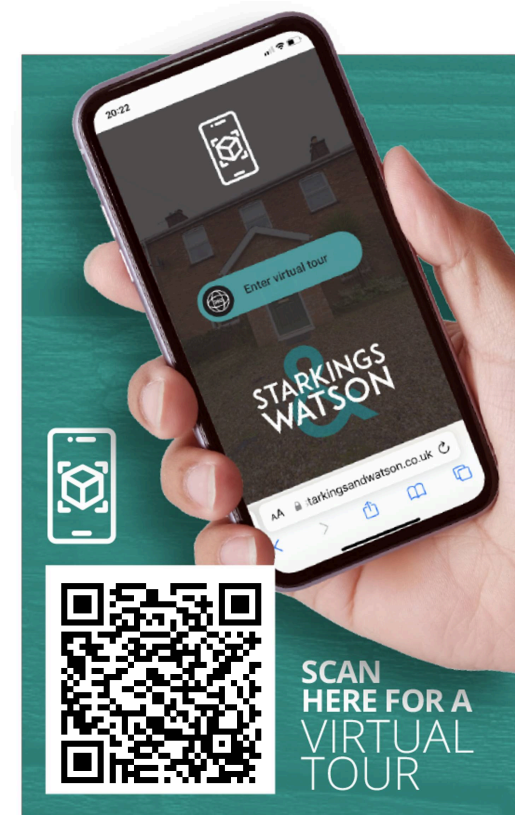
Tenure: Leisure Licence (lease)

Years Remaining: 125-year lease (commenced 01/01/2022)

Ground Rent / Site Fee: £4,974.86 + VAT = £5,968.84

Charge Period: per year

Utilities used and charged as per quarter provided by the site itself.



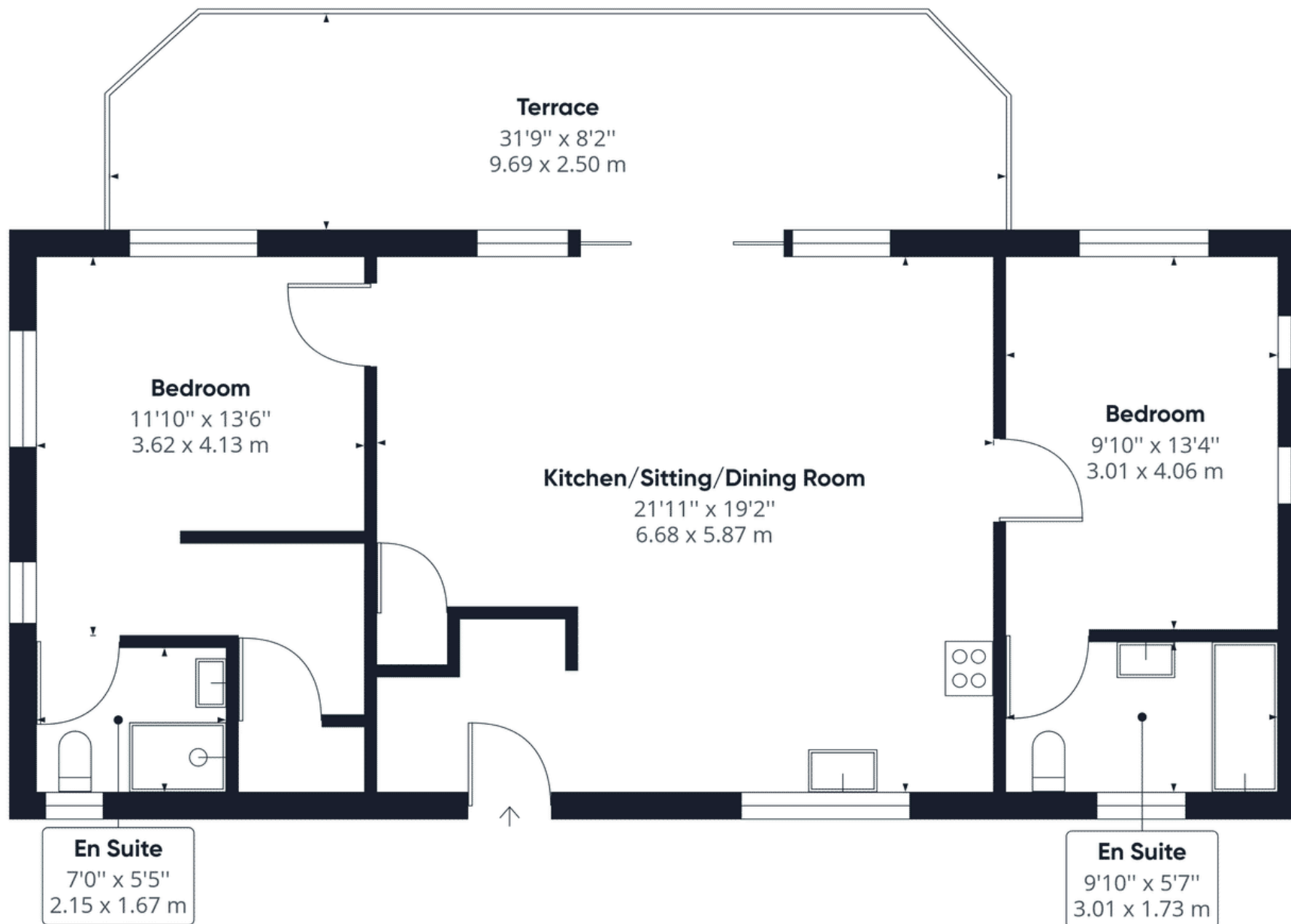




THE GREAT OUTDOORS

Accessed via French doors in the sitting room onto a stunning decked terrace/veranda with amazing far reaching views across the marshland and Waveney Valley. The enclosed decked space is the perfect place for a table and chairs creating an idyllic outside entertaining space. Accessed walkway to the rear you will find the sunken hot tub and storage locker also.





Approximate total area⁽¹⁾

841.34 ft²
78.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.