

Aldreds
Estate Agents



249 Winterton Valley Estate Edward Road

, Winterton-On-Sea, NR29 4BX

£45,000



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Aldreds are pleased to offer this superbly presented, two bedroom holiday chalet situated in a pleasant position in this popular chalet park in the coastal village of Winterton-on-Sea. This attractive chalet offers double glazed windows. Accommodation comprises living/dining/kitchen, two bedrooms and shower room. Early internal viewing is highly recommended to appreciate this nicely presented chalet located on a much sought after site.

Lounge/Diner/Kitchen

18'6" max 5'5" min x 15'10" max (5.66 max 1.67 min x 4.83 max)

Double glazed French doors, double glazed entrance door off kitchen area, double glazed window, base & wall units with worktops, electric cooker point, plumbing for washing machine, sink with drainer

Lobby

Storage cupboard

Shower Room

6'5" x 5'5" (1.98 x 1.66)

Shower in cubicle, hand basin,, low level WC, double glazed window

Bedroom 1

12'1" max x 8'5" max (3.7 max x 2.58 max)

Double glazed window

Bedroom 2

9'2" max x 8'2" max (2.8 max x 2.5 max)

Double glazed window

Outside

The grounds of the Winterton Valley Estate offer a childs play area and back directly onto the Winterton Valley with access to the dunes and beach beyond. The property has its own patio area. Communal parking nearby

Tenure

Leasehold - 44 years remain on the lease. Most recent site charges were £2350. These charges are variable





Council Tax

Band A

Services

Mains water, electric, drainage.

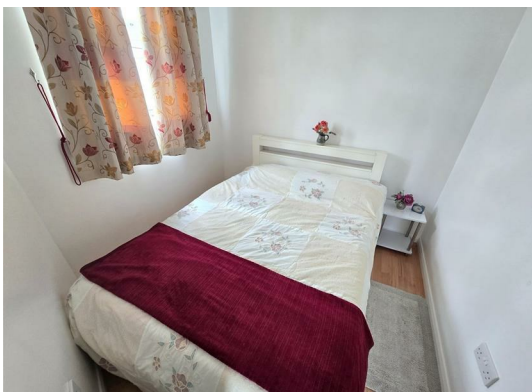
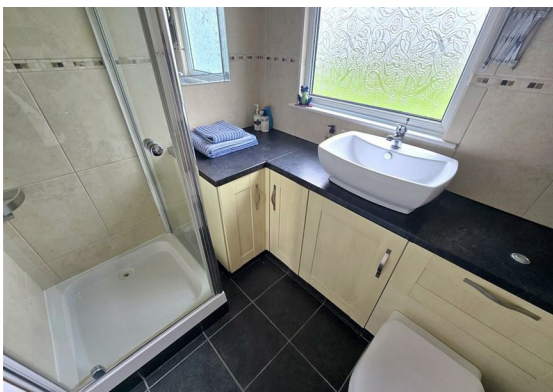
Location

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.

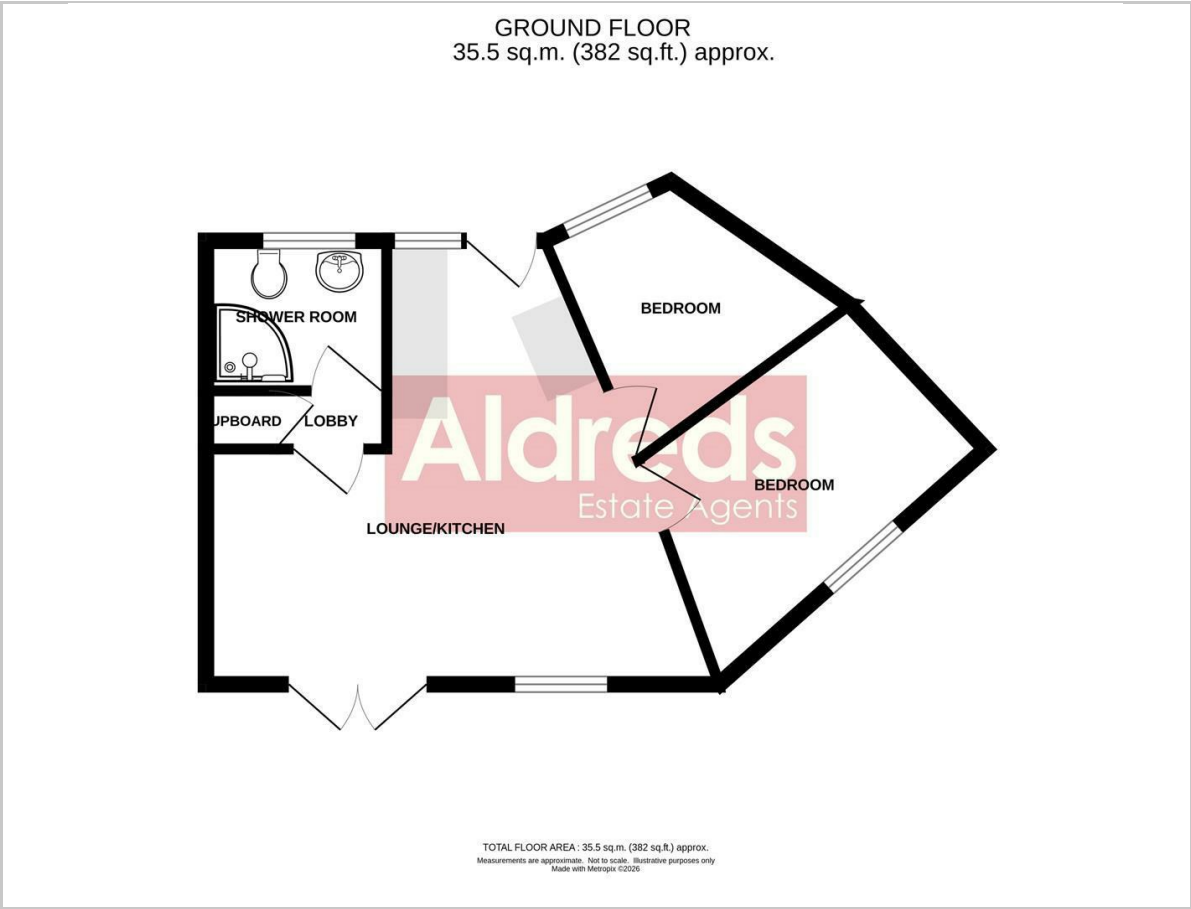
Directions

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 right then left passing the site office, continue round to the right towards the end of the road where parking is available on the left hand side.

Ref Y12729/05/26



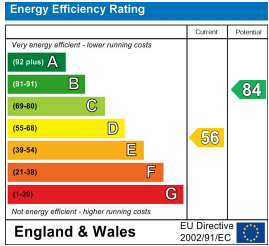
Floor Plan



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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