

**Aldreds**  
Estate Agents



43, Castle Walk, Bure Village Butt Lane

Burgh Castle, NR31 9PZ

£49,000



## 43, Castle Walk, Bure Village Butt Lane

Burgh Castle, NR31 9PZ

Situated on the ever-popular Bure Village Holiday Park, this beautifully presented lodge-style park home offers an exceptional opportunity for relaxed living in a peaceful setting. Chain free and available for 11-month occupancy, the property benefits from private parking for one vehicle and mains gas central heating, making it ideal for extended stays or holiday use throughout most of the year.

Tastefully decorated throughout, the accommodation includes a spacious master bedroom complete with walk-in dressing area and en-suite, creating a comfortable and stylish retreat. With excellent holiday let potential, this attractive home combines lifestyle appeal with investment opportunity in a sought-after park location.

### Lounge/Kitchen/Diner

19'5" x 22'8" (max) (5.92m x 6.93m (max))

Laminate floor, double glazed windows to front and sides, double glazed door to side, double glazed sliding door to front. 3 radiators, open plan kitchen area with laminate counter tops, gas hob, sink and draining board, integrated oven, grill and microwave, dishwasher, space for washing machine and fridge freezer, over and under counter storage, boiler cupboard.

### Hallway

Carpet floor, radiator, access to 3 bedrooms and shower room.

### Bedroom 1

11'2" x 8'8" (max) (3.42m x 2.65m (max))

Carpet floor, double glazed window to side, radiator, access to walk through wardrobe and en suite.

### Walkthrough Wardrobe

Carpet floor, fitted shelving and clothes rails, access to en suite.

### En-Suite

5'4" x 5'6" (1.64m x 1.70m)

Laminate floor, double glazed window to side, WC, basin with vanity unit, corner shower cubicle with wall mounted shower.

### Bedroom 2

8'0" x 10'5" (max) (2.46m x 3.19m (max))

Carpet floor, radiator, double glazed window to side.

### Bedroom 3

9'6" x 8'2" (2.90m x 2.50m)

Carpet floor, radiator, double glazed window to side.





### Shower Room

6'10" x 5'4" (max) (2.10m x 1.65m (max))

Vinyl floor, WC, basin, shower cubicle with wall mounted shower, double glazed window to side.

### Outside

Veranda to the front and side, metal storage shed to the rear, parking space for 1 vehicle.

### Services

Mains gas, water, electric, drainage.

### Council Tax

Exempt - Holiday home/not full time residence.

### 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 Butt Lane where the site can be found on the right. On entering the site, take a left before the site office, continue over the speed bumps where it takes you around a right turn bend where the property #43 can be found on the left.

### Tenure

Leasehold - Site charges approx. £6,300 per annum, paid every December - Lease expires 31/12/2042

### Agency Notes

11 month occupancy, not livable during the dates 6th January to the 7th February of each year.

### What 3 Words

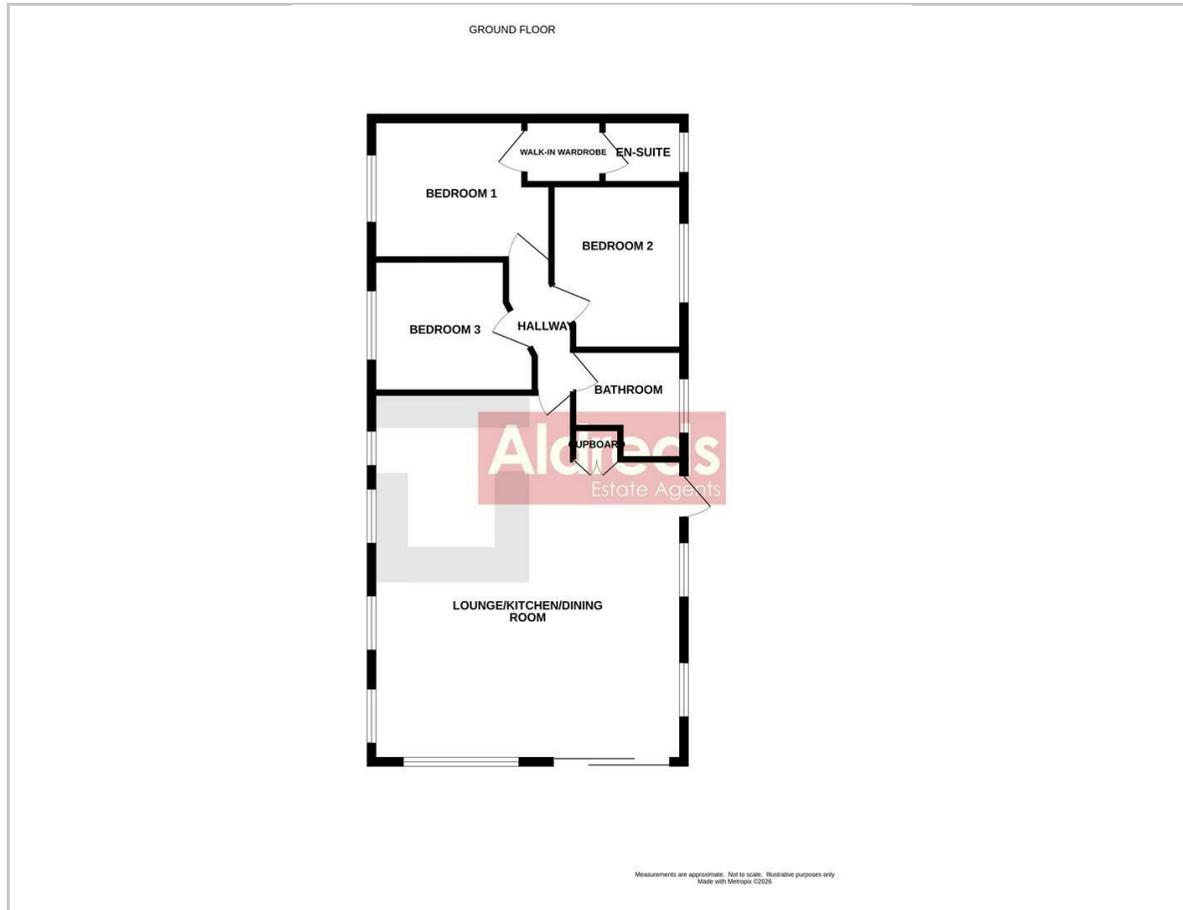
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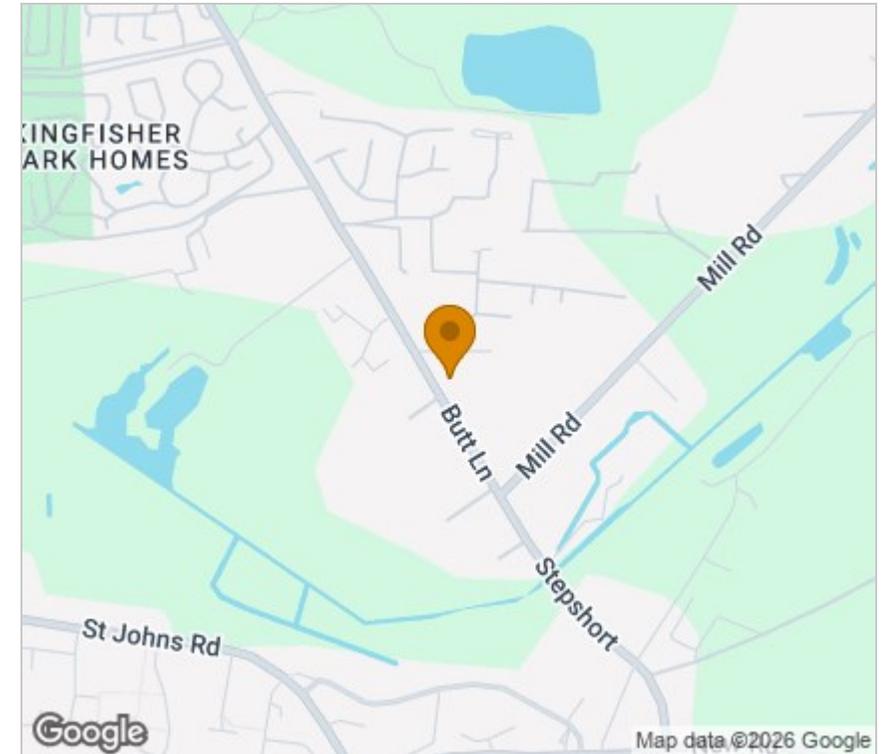
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## Floor Plan



## 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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