


Aldreds
Estate Agents

# Waveney Valley Holiday Village Butt Lane

Burgh Castle NR31 9PY

£45,000

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# Waveney Valley Holiday Village Butt Lane

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This 2-bedroom end terraced holiday chalet is pleasantly positioned towards the far end of the site and benefits from LPG heating via radiators and UPVC double glazing. The property would benefit from updating and improvement and is priced accordingly.

## Lounge/Diner
13'2" x 10'0" (4.01m x 3.05m)

UPVC entrance door with double glaze panel. Radiator. Coving. UPVC double glazed windows to front aspect.

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

Worktops with cupboard and drawer below and a stainless steel single drainer sink with mixer tap. Tiled walls. Fitted wall cupboards. Electric cooker point. Wall mounted gas fired combination boiler. UPVC double glazed window to rear.

## Bedroom 1
8'7" x 8'2" (2.62m x 2.49m)

Radiator. Fitted wardrobe with matching overhead cupboards. Built-in wardrobe. UPVC double glazed window to front aspect.

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

Radiator. Fitted wardrobes with matching overhead cupboards. Built-in wardrobe. UPVC double glazed window to rear aspect.

## Inner Lobby

Loft inspection hatch.

## Shower Room

Fully tiled walls and a corner shower cubicle with an electric shower unit. Wash basin. WC. Chrome towel radiator. Shaver point. UPVC double glazed window to rear.

## Outside

Lawned communal grounds. Resident's and visitor parking. There is a large decked patio to the front of the property. Paved base with storage shed and an outside cold water tap to the rear of the chalet.















## Tenure
Freehold.

## Occupancy
The chalet can only be occupied from the 1st of March until the 14th of January.

## Service Charges
A maintenance fee is charged annually by the Site owner and this amounted to £1,676.21 for the year to August 2026. This particular chalet pays an additional Land Charge for the front patio area (£220 including VAT) and the shed to the rear of the chalet (£450 including VAT)

## Services
Mains water, electricity and drainage.

## 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. Park here and follow the path to the far end of the site, where number 6 will be found just before the end rows of chalets on the right hand side in the furthest row of bungalows.

## what3words
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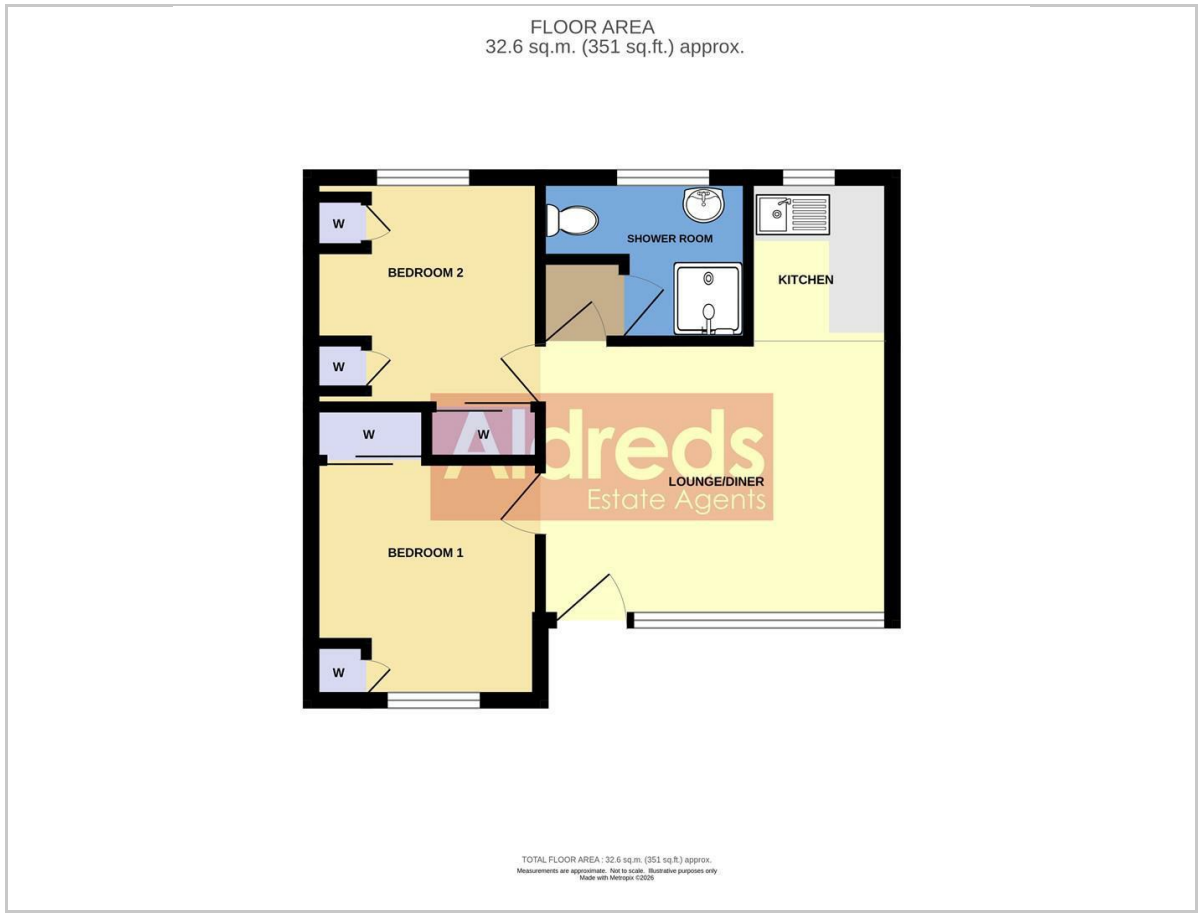
## Ref: G18646/11/26

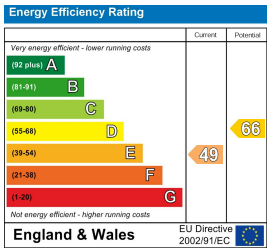
## Floor Plan




## 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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