



53 Waveney Valley Holiday Village Butt Lane

, Burgh Castle, NR31 9PY

£55,000



This Freehold end terraced bungalow is one of only 4 properties on the site which has a larger living space and is offered for sale with no onward chain. The property offers 2 bedrooms (both with double wardrobes), open-plan living/dining/kitchen area and a bathroom with a shower above the bath. UPVC double glazed windows. Communal gardens and parking.



Living/Dining Room 17'1" x 10'2" (5.21m x 3.10m)
UPVC entrance door with double glazed panel. Built-in storage cupboard. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect.

Kitchen Area 8'8" x 5'9" (2.64m x 1.75m)
Worktop with cupboard below. Stainless steel single drainer sink with cupboard below. Utility space below worktop for refrigerator. Electric cooker point. Matching wall cupboard. Linoleum floor. Part tiled walls. Coved and textured ceiling. UPVC double glazed window to rear.

Bedroom 1 8'6" x 8'1" (2.59m x 2.46m)
Built-in double wardrobe, UPVC double glazed window to front aspect.

Bedroom 2 8'1" x 8'1" (2.46m x 2.46m)
Built-in double wardrobe, UPVC double glazed window to rear aspect.

Inner Lobby
Door to bathroom.

Bathroom 8'1" max x 5'4" max (2.46m max x 1.63m max)
Panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Shaver point. Wall mounted Ariston electric water heater. Textured ceiling. UPVC double glazed window to rear aspect.

Outside
Communal parking and gardens.

Tenure
Freehold. For holiday use only. For occupation from 1st March to 14th January the following year. The current service charge is £1,504.67 per annum - last invoice dated 09/07/2025.

Services
Mains water, electricity and drainage are connected.

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 upon reaching the holiday chalets, number 53 will be found on the right hand side.

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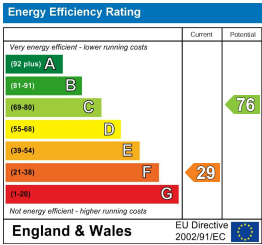
Area Map



Floor Plans



Energy Efficiency Graph



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