



22 Breydon Waters Butt Lane, Burgh Castle

£120,000 Leasehold

A sense of easy, settled living greets you from the moment you arrive at this detached chalet, set within the calm and well-kept surroundings of Burgh Castle's highly regarded over-55s residential community. It's a home that lends itself to a slower, more enjoyable pace of life, one where everyday comfort, low-maintenance design and a friendly year-round setting come together effortlessly. Inside, the sociable kitchen, bright living and dining space, and two well-appointed bedrooms, including a private principal suite, create a warm and practical layout. Outside, the paved garden and neat driveway offer simple, appealing spaces to enjoy without the burden of ongoing upkeep. With the option to be sold fully furnished, it's an inviting opportunity for anyone seeking a relaxed, ready-to-enjoy home close to the Norfolk Broads and the coast.

Council Tax band: A

Tenure: Leasehold

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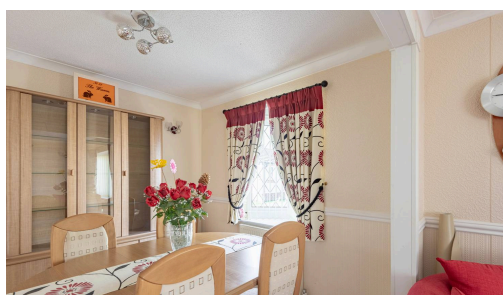


Burgh Castle

Parkdean's Burgh Castle Holiday Park sits just off Butt Lane, tucked beside the wide, open marshes that look out toward the River Waveney. The setting feels calm and spacious, with big skies, quiet lanes, and that classic Norfolk mix of water,



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Parkdean's Burgh Castle Holiday Park sits just off Butt Lane, tucked beside the wide, open marshes that look out toward the River Waveney. The setting feels calm and spacious, with big skies, quiet lanes, and that classic Norfolk mix of water, woodland and coastline all within easy reach. Day-to-day needs are simple to cover: Burgh Castle has a small convenience shop, and the closest full supermarket is Tesco Superstore in Gorleston, around a 10-minute drive. Transport links are straightforward to, local buses run toward Gorleston and Great Yarmouth, and the A143 gives quick access to the wider Norfolk and Suffolk coast.

Lifestyle here leans outdoorsy and relaxed. You've got the Burgh Castle Roman Fort a short walk away, perfect for sunset views over the marshes. Gorleston adds a long, clean beach, a clifftop promenade, and a growing food scene. Great Yarmouth brings the livelier side of coastal life: the Pleasure Beach, the Hippodrome Circus, the Venetian Waterways, and a wide stretch of seafront for classic holiday energy. It's a spot where slow mornings, easy coastal drives, and plenty of fresh air shape the rhythm of your stay.

Breydon Waters

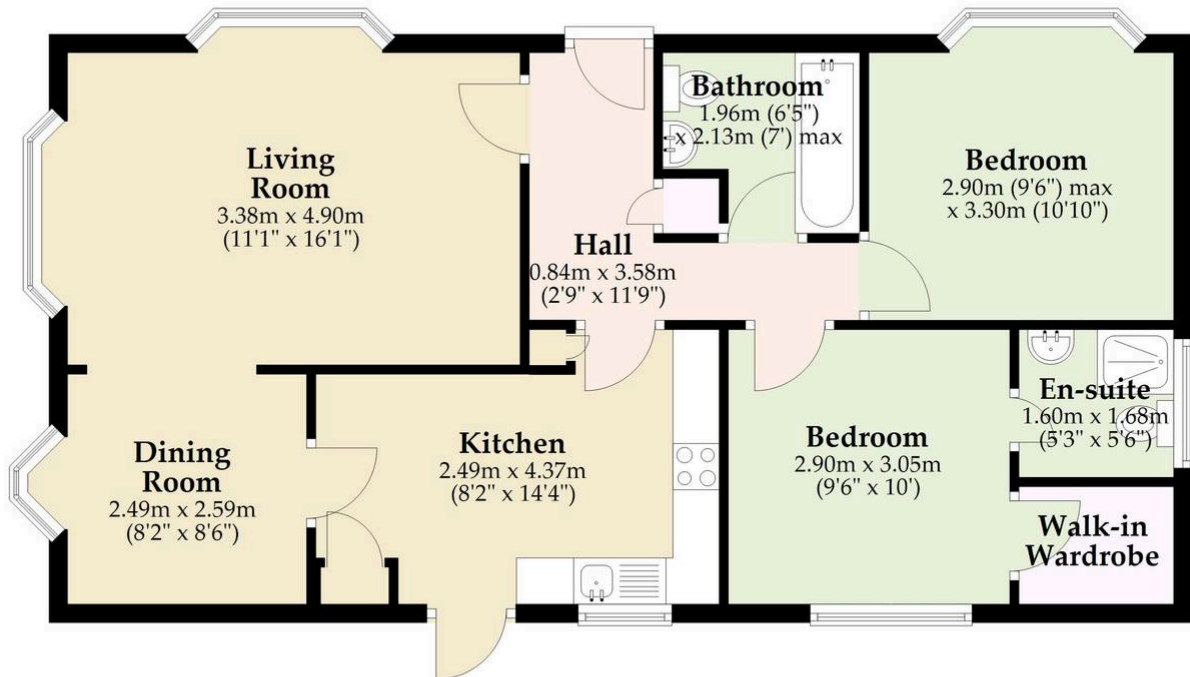
Detached and quietly positioned within the esteemed Parkdean Resorts Holiday Park in Burgh Castle, this well-presented chalet offers a calm, lifestyle-led setting exclusively for the over-55s, with the rare advantage of 12-month residential occupancy. It presents an appealing opportunity for those seeking a low-maintenance home in a friendly community, with the option to be sold fully furnished for an effortless move.

The interior has been thoughtfully arranged to create a sense of comfort and ease. The kitchen features modern fitted units, an integrated oven, a washing machine and a practical breakfast bar, forming a sociable hub for everyday living. From here, the home flows into a double-aspect sitting room where a feature fireplace adds warmth and character. This space opens naturally into the dining area, offering an inviting setting for relaxed meals or hosting friends.



Ground Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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