Aldreds
Estate Agents

101 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

Offers Over £29,500

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Aldreds are pleased to offer this attractively presented, two bedroom mid terrace holiday chalet situated on the much sought after Winterton Valley Estate. The chalet offers accommodation including an open plan lounge/dining area, kitchenette, inner hall, two bedrooms and bathroom. The chalet also benefits from double glazed windows, is sold equipped with furnishings and sits in well maintained communal lawned grounds. An early internal viewing is recommended as chalets on this site usually prove to be very popular.

Living/Dining Room 17'1" x 12'7" maximum (5.22 x 3.85 maximum)

Spacious double aspect room with double glazed entrance door and uPVC double glazed patio doors to rear aspect allowing a pleasant view across communal lawned grounds, power points, tv point, fireplace with inset electric fire, doorways leading off to:

Kitchenette 5'9" x 5'6" average (1.76 x 1.7 average)

Double glazed window to rear aspect, range of fitted wood trim kitchen units with wall and matching base units with work surface and tiled walls, recess with electric cooker, microwave, single drainer one and a half bowl stainless steel sink, door to:

Inner Lobby

Built in airing cupboard housing the copper hot water cylinder, doors leading off to:

Bedroom 1 9'2" x8'9" (2.81 x2.68)

Double glazed window to front aspect, double bed, fitted carpet, wardrobe and drawers.

Bathroom

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect, wood effect vinyl flooring.

Bedroom 2 10'0" x 6'10" (3.05 x 2.09)

Two single beds, double glazed window to rear aspect, fitted carpet.

Outside

The property sits in beautifully maintained communal lawned grounds with parking area nearby and areas of paved patio to the front and rear. The Winterton Valley Estate backs directly onto the Winterton Valley dunes and beach beyond.

Tenure

Leasehold - 99 years from 1971
Ground rent & maintenance charges for 2026 (including building insurance and electric) - approximately £2,350 (inc VAT)
Site open 25th March - 30th October
Dogs allowed

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric and 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.

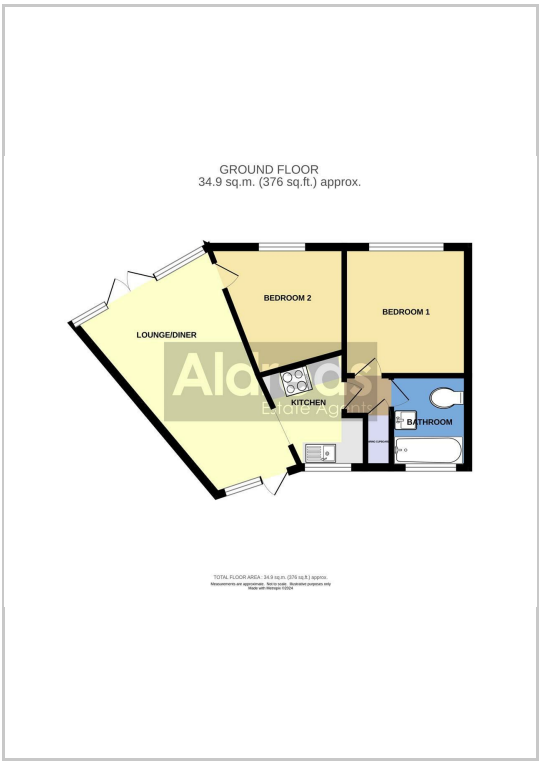
Directions

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 left and then turn in to the first car park on the left where the chalet can be found on the left hand side opposite the reception block car park.

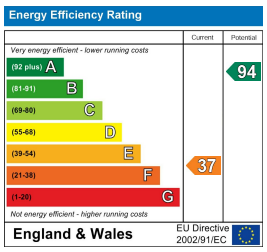
Ref: Y12004/03/24/CF

Area Map

Floor Plans



Energy Efficiency Graph



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