



80b Winterton Valley, Edward Road

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

£59,950



80b Winterton Valley, Edward Road

Aldreds are pleased to offer this rare opportunity to acquire a superbly presented, two bedroom holiday chalet providing panoramic sea views on this much sought after Winterton Valley Estate. This chalet has been finished to a very high standard and offers accommodation including open plan kitchen/living/dining area, inner hall, two bedrooms and shower room. The chalet also benefits from double glazed windows and sits in well maintained communal lawned grounds with on site parking available and an east/west facing aspect. Early internal viewing is highly recommended.

Open Plan Kitchen/Living Room

Living Room Area

14'0" x 7'10" (4.27 x 2.41)

Double glazed French doors and windows to front aspect allowing stunning views across the recreation area and panoramic sea views, power points, wall mount tv point, electric heater, two seater sofa and two armchairs, carpeted flooring, door to inner hall, open access to:-

Kitchen/Dining Area

9'10" x 8'0" (3.02 x 2.46)

Double glazed window and door to rear aspect, kitchen area fitted with a range of quality Magnet cream shaker style wall and matching base units with roll top work surface and tiled splashback, composite sink and drainer with mixer taps, power points, built in electric oven with four ring ceramic hob and extractor fan over, microwave oven, integrated fridge, carpeted flooring, table and chairs.

Inner Lobby

Built in airing cupboard housing the factory insulated 15 litre hot water heater, doors leading off to:

Bedroom 1

7'9" x 7'7" (2.38 x 2.33)

Double glazed window to front aspect providing superb views over the recreation area and panoramic sea views beyond, power points, double bed, wardrobe, bedside tables, drawers, fitted carpet.

Bedroom 2

10'7" x 7'10" (3.23 x 2.41)

Double bedroom with double glazed window to rear aspect, power points, single bed, drawers, fitted carpet.





Shower Room

Aqua panelled quadrant shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, frosted double glazed window to front aspect, wall mounted electric towel rail and electric extractor fan.

Outside

The chalet faces an east/west direction with the front of the chalet providing panoramic views over the recreation area, Winterton Valley and sea beyond. There is ideal space to the front and rear to enjoy the sunshine.

Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2024 (including building insurance and electric) - £2,658.17 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

Services

Mains water, electric, and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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 * 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.

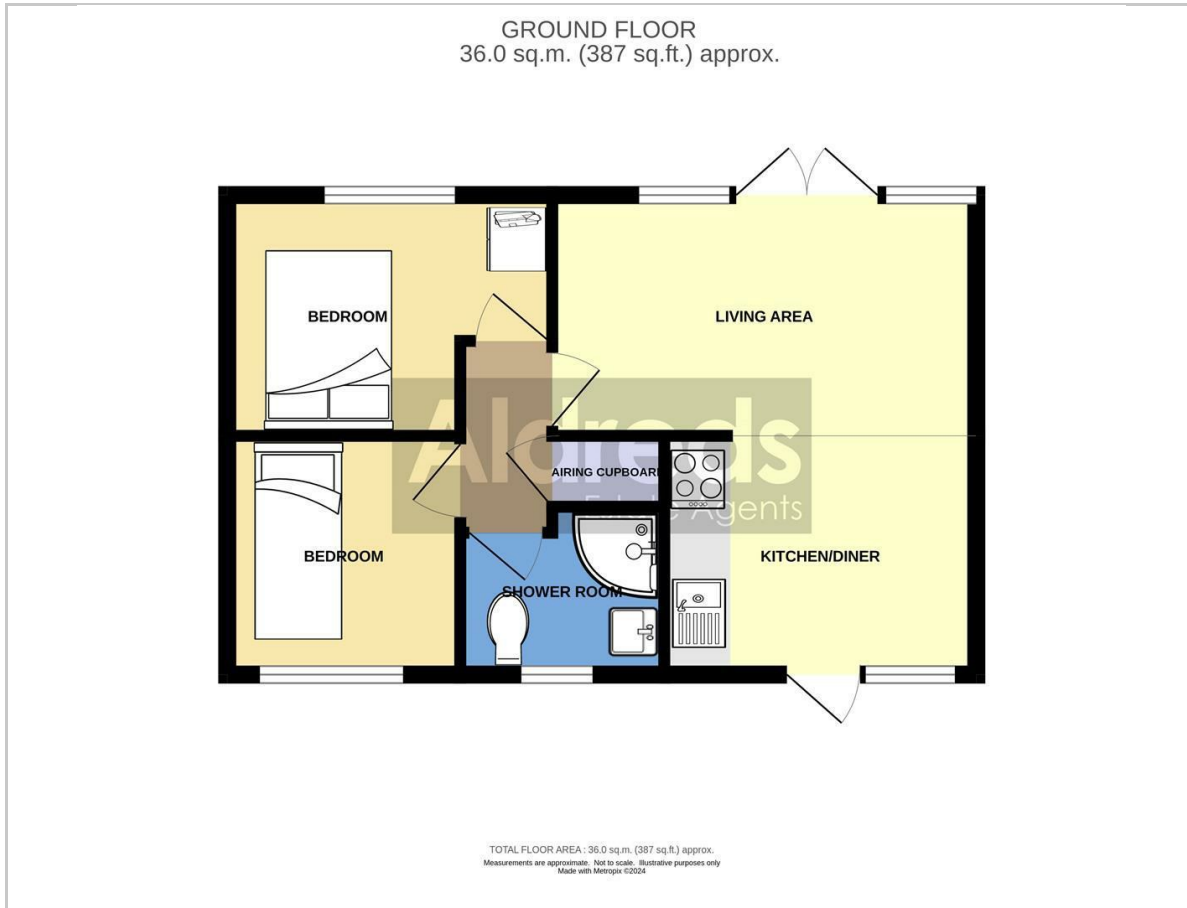
Directions

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 in to the site and after a couple of hundred yards turn left passing the site building and follow round the right hand bend by the big house. The chalet can then be found on the left after a short distance on the sea side of the site.

Ref: Y12002/03/24/CF



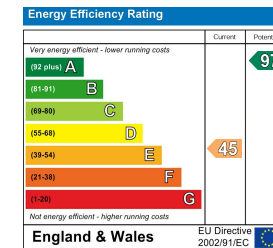
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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