



124 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

£37,500



Aldreds are pleased to offer this nicely presented holiday chalet, situated in the much sought after Broadside Chalet Park. This nicely positioned chalet sits in well maintained communal grounds with an onsite club house/restaurant and outdoor swimming pool (at extra annual cost). The chalet offers accommodation including open plan kitchen/dining/living area, a refitted bathroom and two bedrooms. The chalet benefits from uPVC sealed unit double glazed windows and is presented in good order throughout. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Open Plan Living/Kitchen Area 14'9" x 13'6" reducing to 8'10" (4.5m x 4.12m reducing to 2.7m)

Full width window to front aspect, entrance door, laminate flooring, power points, television point. Kitchen area with a range of fitted units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, breakfast bar, obscure glazed window to rear aspect.

Bedroom 1 8'8" x 6'11" (2.64 x 2.11)

Window to side aspect, power point, cupboard housing hot water cylinder with immersion heater and electric meters, laminate flooring.

Bedroom 2 8'8" x 6'7" (2.64 x 2.01)

Window to side aspect, fitted wardrobe, power point, laminate flooring.

Bathroom

Nicely re-fitted with an obscure glazed window to rear, fully tiled walls, low level WC with enclosed cistern, hand wash basin within a fitted vanity unit, panelled bath with tiled surround and shower attachment over, shower screen, ventilation.

Outside

The chalet sits in beautifully maintained communal lawned grounds with onsite parking available nearby. The Broadside Chalet Park offers an outdoor swimming pool, children's play area and a restaurant/clubhouse.

Agents Note

The chalet is sold inclusive of most furniture, fixtures and fittings, minus any personal belongings of the vendor.

Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2023 are a total of £1,425.11 including VAT. There is an additional (optional) charge of £210.00 plus VAT for the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council. Band 'A'

Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

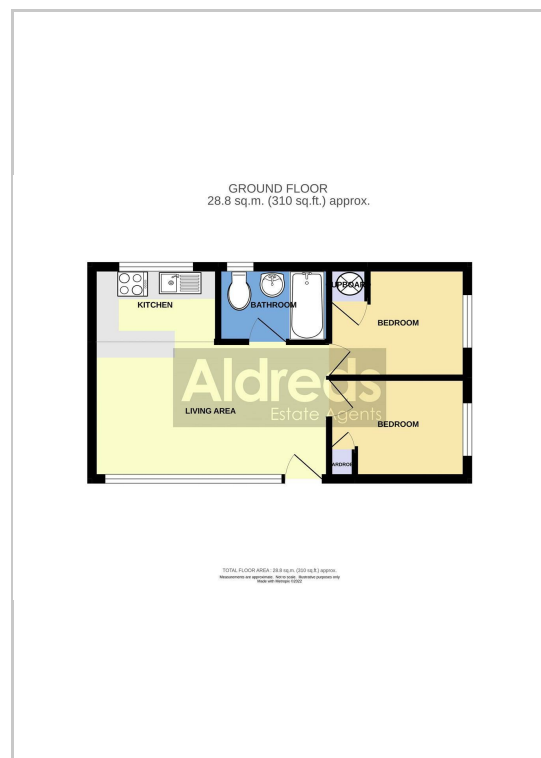
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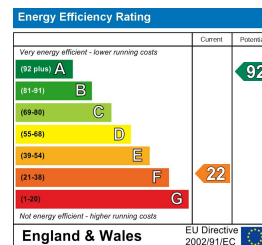
Area Map



Floor Plans



Energy Efficiency Graph



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