



17 Burtons Mill, The Staithe  
Stalham, Norfolk, NR12 9FE

£150,000





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Aldreds are delighted to offer this attractive two bedroom holiday home, located in the much sought after Burtons Mill development on the Staithe at Stalham. Conveniently located on the upper reaches of the River Ant, this popular development is a mixture of holiday homes and residential properties with some conversion of the original Burtons Mill and some modern new build addition. This two bedroom ground floor apartment offers an open plan kitchen/dining/living area, two bedrooms and bathroom, with sealed unit double glazed windows and LPG central heating, allocated parking and a small outside space. Currently operated as a successful holiday let, the property is ideally suited for those looking to continue this or to have as a private holiday home. Early internal viewing is strongly recommended to appreciate this nicely located property.

### Open Plan Kitchen/Dining/Living room

17'3" x 12'4" reducing to 10'5" (5.28m x 3.76m reducing to 3.19m)

A spacious double aspect room with part glazed entrance door, windows to front and rear, kitchen area with a range of fitted kitchen units and rolled edge worksurface and tiled splashbacks, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, ceramic hob, stainless steel chimney extractor hood, wall mounted LPG gas combination boiler for hot water and central heating, 2 radiators, mains smoke detector, mains carbon monoxide detector, power points, television point, open access to;

### Inner Lobby Area

With thermostat for central heating, doors leading off;

### Bathroom

Obscure glazed window to front aspect, panelled bath with tiled surround and shower attachment over, with shower screen, pedestal hand wash basin with tiled splashback, low level WC, radiator, ventilation.







### Bedroom 1

11'4" x 7'8" (3.47 x 2.36)

Window to rear aspect, radiator, power points with USB charging.

### Bedroom 2

7'10" x 9'3" at max (2.39m x 2.82m at max)

Window to front aspect, radiator, power points, built-in cupboard.

### Outside

The property sits in this hugely sought after development with well-maintained shingled vehicular access to an allocated parking space with a visitor space available to the property. To the front of the apartment is a partially enclosed garden area with paved pathway to front entrance and laid to lawn with patio.

### Contents

The property is sold inclusive of some furniture, fixtures and fittings, minus any personal belongings of the vendors.

### Agents Note

Prospective purchasers should have another primary address for this holiday property which can be used 52 weeks of the year as a second home/holiday let.

### Tenure

Leasehold - Term 999 years from 1st January 2008. Annual ground rent and service charge for the year ending March 2024 is £850.00.

### Council Tax

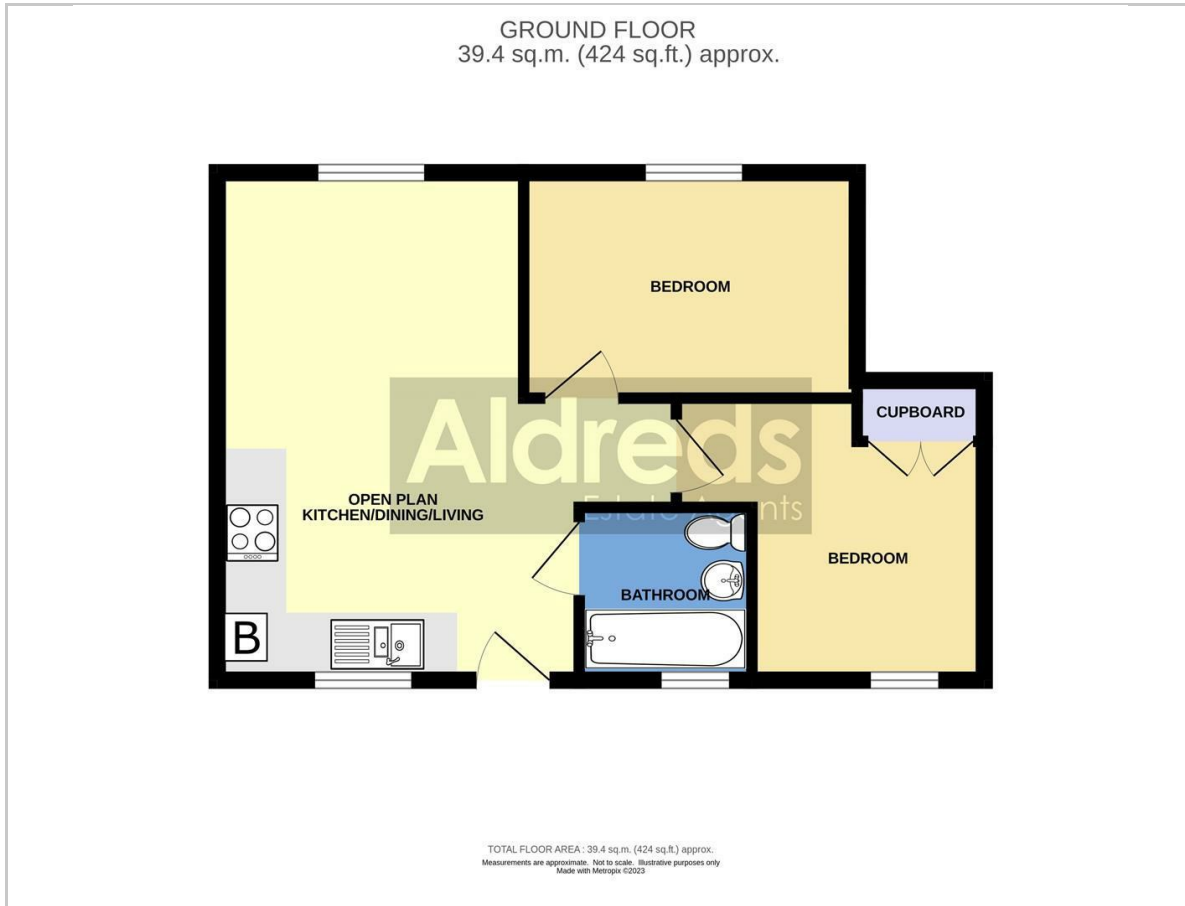
The property is currently business rated for holiday letting.

### Services

Mains water, electric and drainage. LPG supplied and separately metered via a communal tank.



## Floor Plan



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

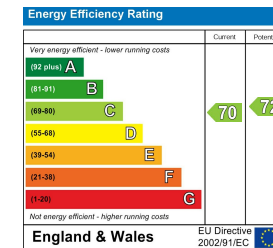
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## Area Map



## Energy Efficiency Graph



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