



38 Waveney Valley Holiday Village

Burgh Castle, Great Yarmouth, NR31 9FN

Guide Price £85,000



## 38 Waveney Valley

Burgh Castle, Great Yarmouth,

A fantastic extended, spacious three bedroom end terrace holiday chalet with driveway. The property has an amazing kitchen/diner, lounge, ensuite cloakroom and shower room. LPG gas central heating and sealed unit double glazing. Communal gardens. The property is offered with no onward chain.

### Kitchen/Diner

17'9" max x 13'1" max( max x max) (5.41 max x 3.99 max(5.42 max x max))

Double glazed patio doors to front, double glazed window to rear aspect, wall mounted LPG gas boiler in storage cupboard, base & wall units with worktops, stainless steel sink with drainer, electric cooker point.

### Lounge

11'0" x 10'6" (3.35 x 3.20)

Double glazed window to front aspect, radiator, door to:-

### Bedroom 3

10'6" x 7'9" (3.20 x 2.36)

Double glazed window to rear aspect, radiator.

### Master Bedroom

8'2" x 7'10" (2.49 x 2.39)

Built in wardrobes, double glazed window to rear aspect, radiator, door to:-

### Ensuite

Low level WC, hand basin.

### Bedroom 2

Built in wardrobes, double glazed window to front aspect.

### Lobby

### Shower Room

Shower in cubicle, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, heated towel rail.





### Outside

Driveway to front, communal gardens

### Tenure

Freehold.

Occupation – 1st February - 30th November.

Service charge approx. £1300 annually.

### Council Tax

Great Yarmouth Borough Council - Band A

### Location

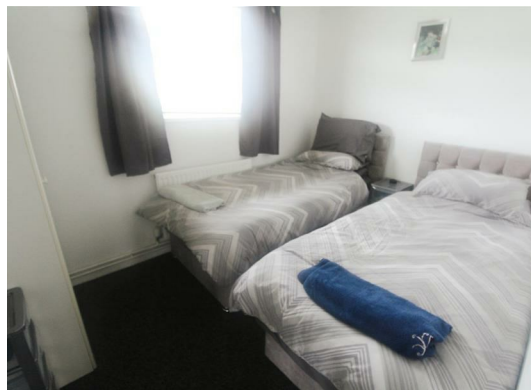
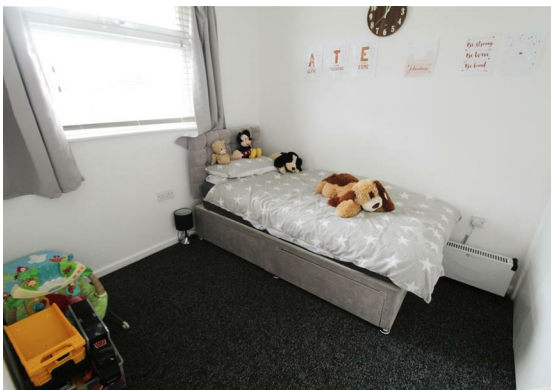
Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

### Directions

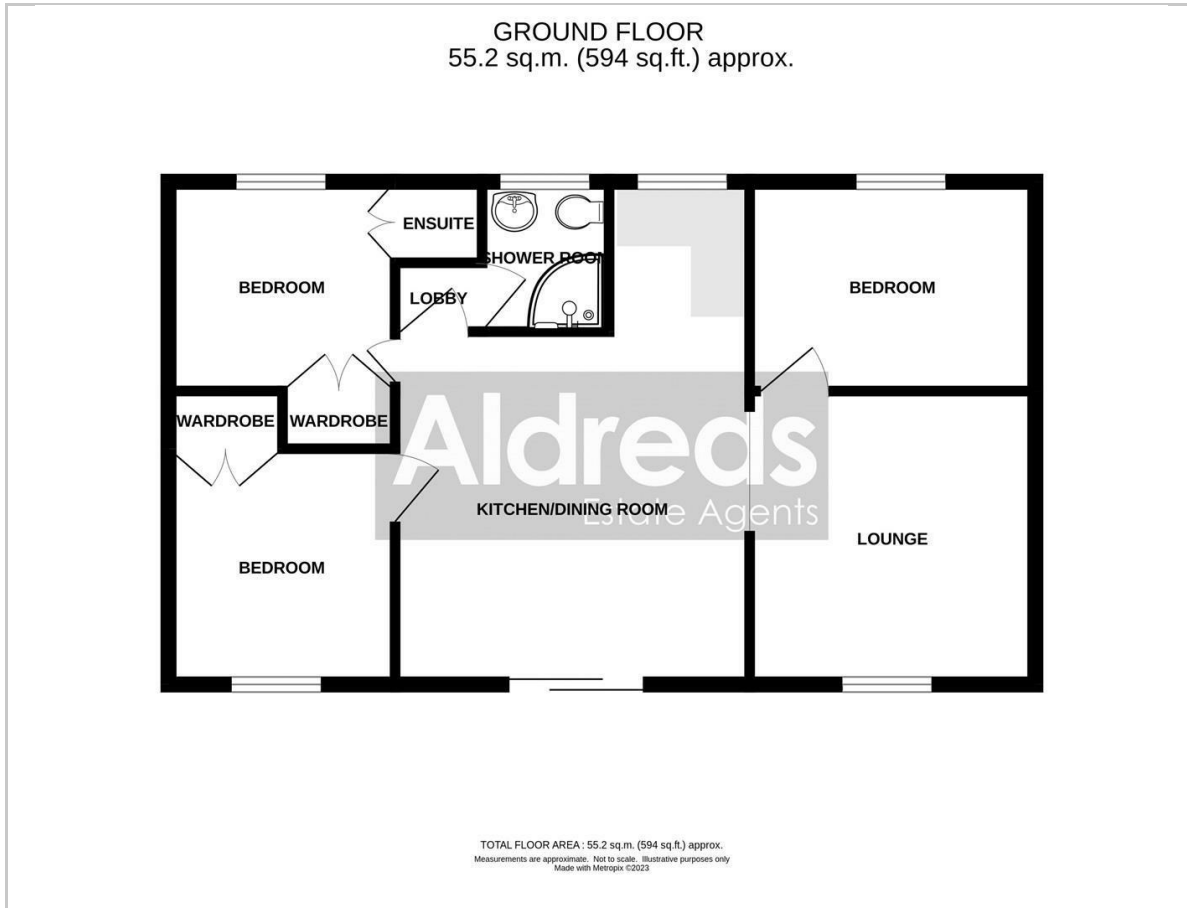
Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane, turn left into Waveney Valley Holiday Village

EPC - E (42)

Ref: G17823/03/23



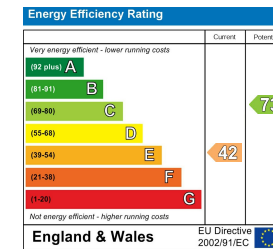
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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