

**Aldreds**  
Estate Agents



3 Tudor Close Butt Lane

Burgh Castle, Great Yarmouth, NR31 9QB

£15,995



### 3 Tudor Close Butt Lane

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A pleasantly positioned 3 bedroom static caravan on the popular Bure Village site which forms part of the Parkdean Breydon Water Holiday Park. This caravan is an Atlas Sapphire Super model (36' x 12') and could be used for holiday let potential which can be let for 11 months of the year. At Bure Village, amenities include a heated indoor pool and a gymnasium, adventure playground and a convenience store. Wi-Fi is available. In addition, occupiers can enjoy all of the amenities on the lively side of the village (Yare Village) which include a heated outdoor swimming pool, and lively entertainment facilities, the Boathouse Bar and Restaurant, along with fantastic facilities for the kids, with kids clubs for ages 4 to 15 and an adventure playground.

#### Lounge Area

11'9" x 10'8" plus bay (3.58m x 3.25m plus bay)

#### Dining Area

8'0" x 6'2" (2.44m x 1.88m)

#### Kitchen

7'10" x 4'9" (2.39m x 1.45m)

#### Inner Hallway

#### Bedroom 1

9'5" x 6'6" (2.87m x 1.98m)

including a built-in wardrobe.

#### Bedroom 2

7'11" x 5'5" (2.41m x 1.65m)

including a built-in wardrobe.

#### Bedroom 3

6'0" x 5'2" (1.83m x 1.57m)

including a built-in wardrobe.

#### Shower Room

6'10" x 3'5" (2.08m x 1.04m)

#### Separate WC

4'2" x 3'5" max (1.27m x 1.04m max)





### Outside

Steps up to a gate opening to a composite decking walkway to the front entrance door and the outside seating area measuring 3.61m x 2.29m (11'10" x 7'6"). The lawned area to the right of the caravan and a private parking space is included with the pitch.

### 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 where the Bure Village part of Breydon Waters can be found on the right. Enter the site and turn left before the swimming pool and then left again. Tudor Close will be found on the right.

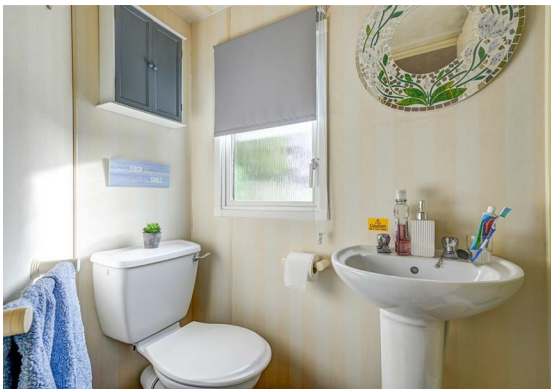
### Agent's Note

The caravan can be occupied from 5th February through to 6th January. Site fees for 2024 are £6,601.69 (variable) to include pitch fee, water/sewerage. The property is NOT FREEHOLD but occupies the site under licence. We understand from the vendors that once the tenure finishes in 2031 the owner of the caravan at the time would either have to part exchange their caravan with Parkdean and upgrade which is standard or remove the caravan off site.

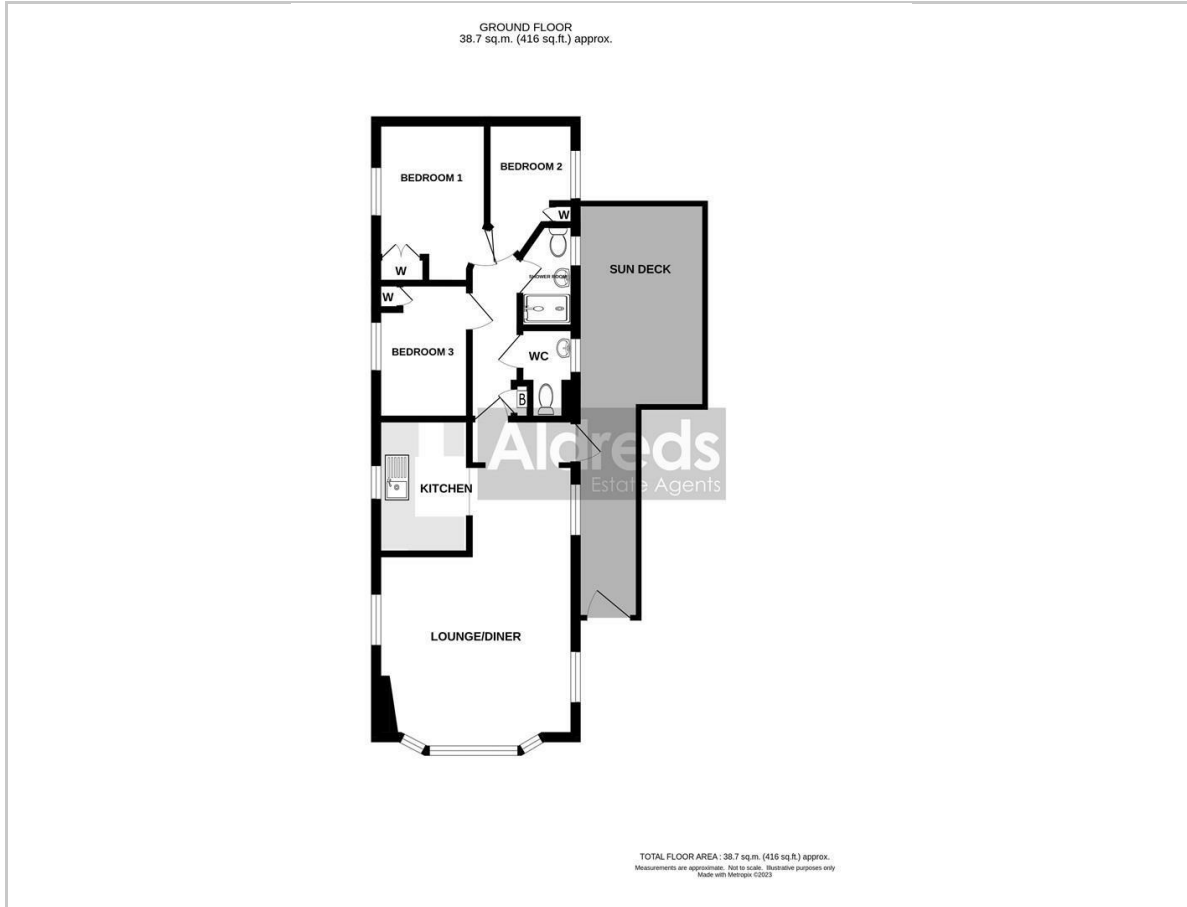
### Services

Pitch connections include gas supply to a boiler providing hot water and a gas warm air heating system, water, electricity and drainage.

Ref: G17956/11/23



## Floor Plan



## 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.

### Disclaimer

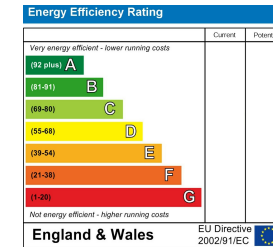
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## Area Map



## Energy Efficiency Graph



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