

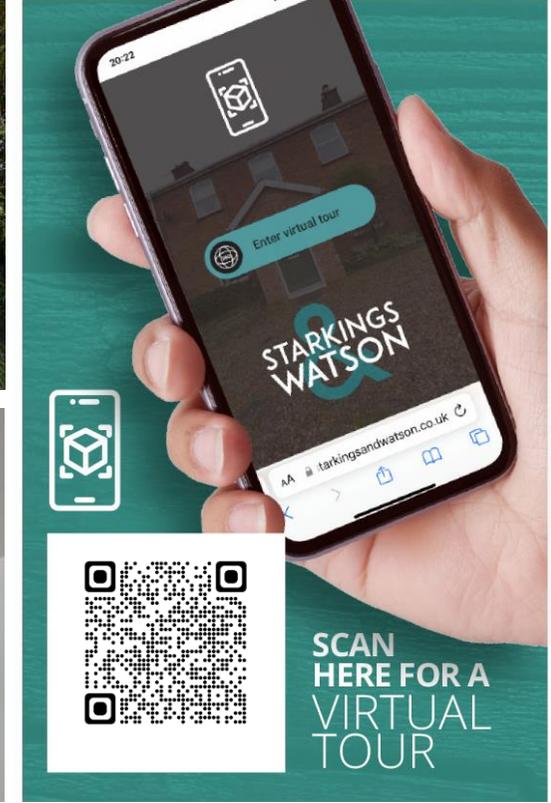
STAITHE ROAD

**Burgh St. Peter, Beccles NR34 0BT**

Leasehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**

- Holiday Home or Turnkey Investment
- Detached House with Balcony
- River Views & Private Setting
- On Site Amenities
- Open Plan Kitchen & Sitting Room
- Three Bedrooms
- Balcony Looking Over The Broads
- Off Road Parking

Set within the HEART of the BROADS you will find this ONE OF A KIND HOLIDAY HOME, with a WALK-OUT BALCONY boasting UNRIVALLED VIEWS across the BROADS! Along with RESIDENTS PARKING, and the option to lease a separate MOORING, ON SITE FACILITIES include a SWIMMING POOL, shop and RESTAURANT. Once inside you will find a SPACIOUS ENTRANCE HALL with plenty of space to store coats and shoes. From here you will find THREE DOUBLE BEDROOMS and a GENEROUS FAMILY BATHROOM. Upstairs comprises a MODERN OPEN PLAN KITCHEN and SITTING ROOM, with fitted units and AMPLE space for soft furnishings. From French doors you will find a DECKED WALK-OUT BALCONY with WONDERFUL VIEWS across the BROADS!

#### LOCATION

The property is located on the Waveney River Centre development, with a range of onsite amenities, whilst being set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of

Norwich some twenty miles to the north west.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR34 0BT), but to help you...Heading out of Beccles via Northgate, at the end of the road take the left hand fork signposted Gillingham. Proceed into the village and through it, turning left onto the A146. At the roundabout take the right hand turn towards Great Yarmouth. Follow the road, take the first right hand turn signposted Aldeby, carry on into Burgh St Peter, turning right signposted Waveney River Centre. Follow the road round to the right past the reception for 50 meters where you will find the property on the right hand side.

#### AGENTS NOTE

The property is offered on a Holiday Home use only, and cannot be an owners main residence. The lease commences for a term of 125 years, with a ground rent of £4000 PA, and a share of service charges for the building including shared utilities being applicable. The property is currently part of the Waveney River Centre complex and the overarching business rates - the property will need re-assessing.

The property is approached via a gravel driveway with ramped access to a raised decked entrance porch.

Double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, window to front x2, thermostat heating control, stairs to first floor landing, smooth ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

13' 1" x 9' 9" Max (3.99m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double storage cupboard, smooth ceiling.



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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#### DOUBLE BEDROOM

10' 3" x 6' 6" (3.12m x 1.98m) Fitted carpet, radiator, uPVC double glazed window to side, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, wall mounted vanity mirror, extractor fan, non slip wet room flooring, radiator, obscure glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

11' x 10' 2" Max (3.35m x 3.1m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet leading to:

#### KITCHEN

12' 8" x 9' 9" (3.86m x 2.97m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven, space for fridge/freezer, space for dishwasher, space for washing machine, wood effect flooring, double glazed window to rear, thermostat heating control, smooth vaulted ceiling, open plan to:

#### SITTING ROOM

13' 7" x 9' 9" (Some Restricted Height)(4.14m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed French doors to front, television point, smooth vaulted ceiling.

#### BALCONY

Leading from the sitting room you will find a decked balcony with views across the broads.




 Ground Floor  
 Approximate Floor Area  
 255 sq. ft  
 (23.69 sq. m)

First Floor  
 Approximate Floor Area  
 427 sq. ft  
 (39.66 sq. m)

Approx. Gross Internal Floor Area 682 sq. ft / 63.35 sq. m