



## Staithe Road, Burgh St. Peter, Beccles

Offers In The Region Of £132,500 Leasehold

Energy Efficiency Rating : N/A

- ✓ Holiday Home or Turnkey Investment
- ✓ 2007 Built Detached Lodge
- ✓ Riverside Setting
- ✓ Potential for an Additional Mooring
- ✓ Open Plan Living
- ✓ Two Bedrooms
- ✓ Built-in Storage
- ✓ Parking & Outside Space

To arrange an accompanied viewing please call our Bungay Office on 01986 490590







With VIEWS towards the RIVER, this RENOVATED HOLIDAY LODGE offers 12 month occupancy as a second home. Surrounded by some of the Broads' most stunning scenery, the site has been newly acquired by Tingdene Lifestyle, with Waveney River Centre offering an INDOOR HEATED SWIMMING POOL, shop, launderette, play areas and a family friendly pub - The Waveney Inn. Each HOLIDAY LODGE is spacious and built to the highest of specifications, creating an IDEAL HOLIDAY HOME, with FINANCE AVAILABLE with a minimum 20% deposit. A potential TURN KEY INVESTMENT with options under the MANAGED LETTING SCHEME, each property offers OPEN PLAN LIVING, and potential moorings in the marina. Accommodation comprises open plan sitting room and fitted kitchen, TWO DOUBLE BEDROOMS with wardrobes, EN SUITE and family bathroom. A veranda seating area and PARKING can be found outside.

#### 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.

#### 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 utilities as used per quarter. 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 ramp leading to the front veranda.

uPVC double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, electric fuse box, cupboard housing wall mounted gas fired central heating boiler, coved ceiling, door to:

### SITTING/DINING ROOM

20' 3" x 14' 3" (6.17m x 4.34m) Electric flame effect fire set within decorative surround and hearth, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side x2, uPVC double glazed sliding patio door to side, television point, cloaks storage space, coved ceiling, opening to:

### KITCHEN

9' 4" x 8' 10" Max (2.84m x 2.69m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, integrated fridge/freezer, integrated dishwasher, wood effect flooring, uPVC double glazed window to side, coved ceiling, door to:

### INNER HALL

Wood effect flooring, thermostat heating control, coved ceiling with loft access hatch, doors to:

### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, wall mounted hand wash basin with storage cupboard under, shaped panelled bath with mixer shower tap and glazed shower screen, tiled walls, wall mounted vanity mirror, wood effect flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

### DOUBLE BEDROOM

9' 4" x 8' 9" Max (2.84m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, coved ceiling.

### DOUBLE BEDROOM

10' 11" x 9' 4" Max (3.33m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to side x2, television point, coved ceiling, doors to:

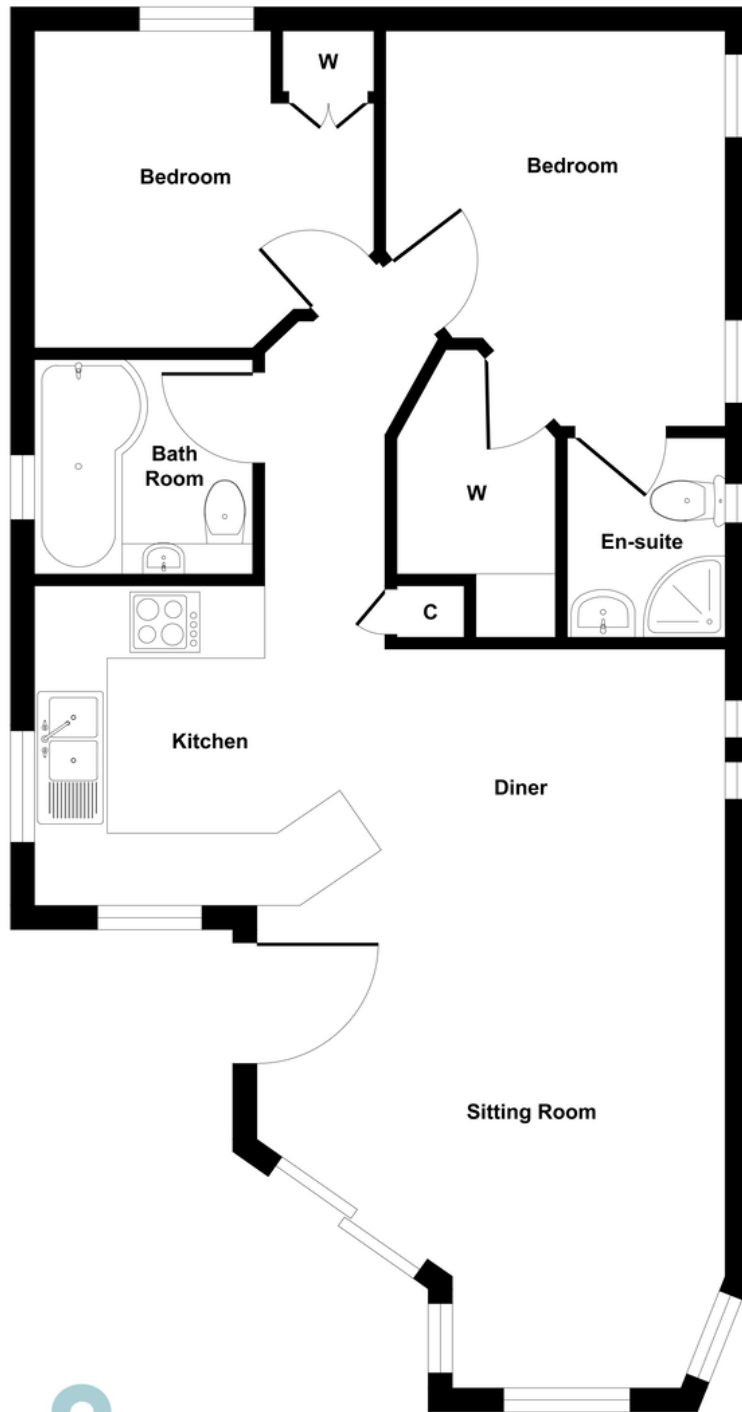
### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, wall mounted vanity mirror, wood effect flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

### WALK IN WARDROBE

7' 9" x 3' 11" Max (2.36m x 1.19m) Fitted carpet, range of built-in bedroom furniture, coved ceiling.





**Floor Plan**  
**Approximate Floor Area**  
**602 sq. ft**  
**(55.92 sq. m)**

**Approx. Gross Internal Floor Area 602 sq. ft / 55.92 sq. m**

Agents Note: 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.

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