



Staithe Road, Burgh St. Peter, Beccles

Guide Price £180,000 Leasehold

Energy Efficiency Rating : TBC

- ✓ Holiday Home or Turnkey Investment
- ✓ 2007 Built Detached Lodge
- ✓ Open Plan Living
- ✓ Two Double Bedrooms
- ✓ Two En Suite Bathroom
- ✓ Walk In Wardrobe
- ✓ Spacious Terrace
- ✓ Parking & Outside Space

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





SUMMARY

Set within the HEART of the BROADS you will find this BEAUTIFUL 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 two DOUBLE BEDROOMS, both with AN ENSUITE and one also with a DRESSING ROOM. Also comprising a MODERN OPEN PLAN KITCHEN and SITTING ROOM, with fitted units and AMPLE space for soft furnishings.

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 owner's 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 decked ramp which leads to the side of the property and along the front which leads to the main entrance.

Composite entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, cupboard housing wall mounted gas fired central heating boiler, integrated washing machine, built-in storage cupboard, smooth vaulted ceiling, opening to:

KITCHEN

14' 9" x 6' 5" Max (4.5m x 1.96m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, matching up-stands, inset gas hob with stainless steel splash back and extractor fan over, built-in eye level electric double oven, integrated full height fridge, integrated dishwasher, built-in breakfast bar, under cupboard lighting, vinyl flooring, uPVC double glazed window to front, velux window to front x2, smooth vaulted ceiling, opening to:

SITTING/DINING ROOM

21' 10" x 9' 9" Max (6.65m x 2.97m) Fitted carpet, radiator x2, uPVC double glazed window to front x2, uPVC double glazed sliding patio door to rear, television point, built-in storage cupboard, smooth vaulted ceiling, doors to:

DOUBLE BEDROOM

13' 6" x 9' 10" Max (4.11m x 3m) Fitted carpet, radiator, uPVC double glazed window to side x2, uPVC double glazed French doors to rear, built-in double wardrobe, smooth vaulted ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled walls, wall mounted vanity mirror, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, smooth vaulted ceiling with extractor fan.

DOUBLE BEDROOM

13' 9" x 11' 9" Max (4.19m x 3.58m) Fitted carpet, radiator, uPVC double glazed window to side x2, uPVC double glazed French doors to rear, television point, built-in storage cupboard, walk in wardrobe, door to:

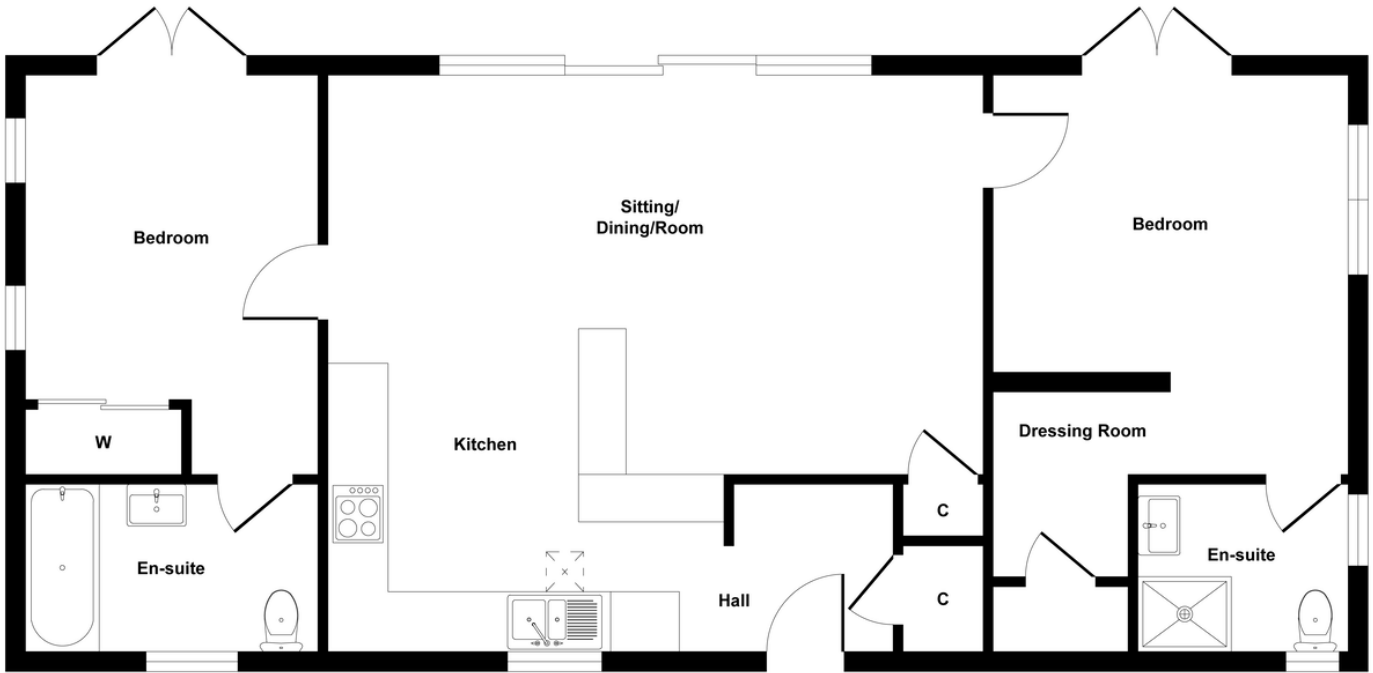
EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, wall mounted vanity mirror, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, smooth vaulted ceiling.

OUTSIDE

To the front of the property you will find a spacious veranda with ample room to relax and entertain.





Floor Plan
Approximate Floor Area
848 sq. ft
(78.78 sq. m)

Approx. Gross Internal Floor Area 848 sq. ft / 78.78 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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