



Staithe Road, Burgh St. Peter, Beccles

Guide Price £185,000 Leasehold

Energy Efficiency Rating : TBC

- ✓ Holiday Home or Turnkey Investment
- ✓ Broadland Views
- ✓ Open Plan Living
- ✓ Three Bedrooms
- ✓ On Site Amenities
- ✓ Family Bathroom & En-Suite
- ✓ Spacious Terrace
- ✓ Off Road Parking

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 three DOUBLE BEDROOMS, one with AN ENSUITE and a GENEROUS FAMILY BATHROOM. 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 with metal banisters leading to the main property.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, cupboard housing wall mounted gas fired central heating boiler, opening to:

SITTING/DINING ROOM

19' 2" x 16' 2" Max (5.84m x 4.93m) Wood effect flooring, radiator x3, uPVC double glazed window to front, uPVC double glazed window to side x4, uPVC double glazed French doors to front, television point, smooth vaulted ceiling, opening to:

KITCHEN

11' x 9' 3" Max (3.35m x 2.82m) Fitted range of wall and base level units with square edged work surfaces and inset stainless steel sink and drainer unit with mixer tap, central island with breakfast bar, inset gas hob and extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, wood effect flooring, uPVC double glazed window to side, smooth vaulted ceiling, door to:

DOUBLE BEDROOM

10' 6" x 9' 4" Max (3.2m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to side, high level television point, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

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

DOUBLE BEDROOM

9' 2" x 9' Max (2.79m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear, high level television point, built-in wardrobe, smooth ceiling.

BEDROOM

9' 2" x 7' 11" Max (2.79m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to side, high level television point, built-in wardrobe, smooth ceiling.

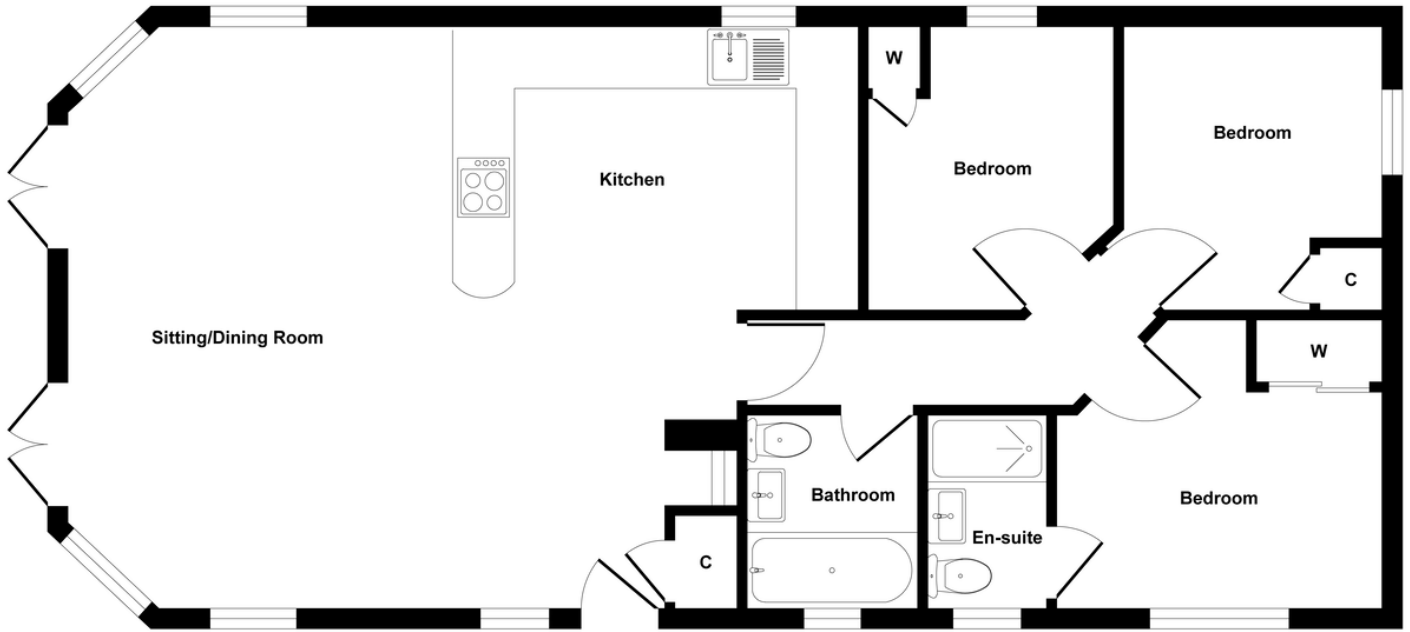
FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under, panelled bath with mixer shower tap and glazed shower screen, tiled walls, wall mounted vanity mirror, extractor fan, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side.

OUTSIDE

Outside the property boasts a spacious decked Veranda with ample room for seating for six people.





Floor Plan
Approximate Floor Area
791 sq. ft
(73.48 sq. m)

Approx. Gross Internal Floor Area 791 sq. ft / 73.48 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 and 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.