

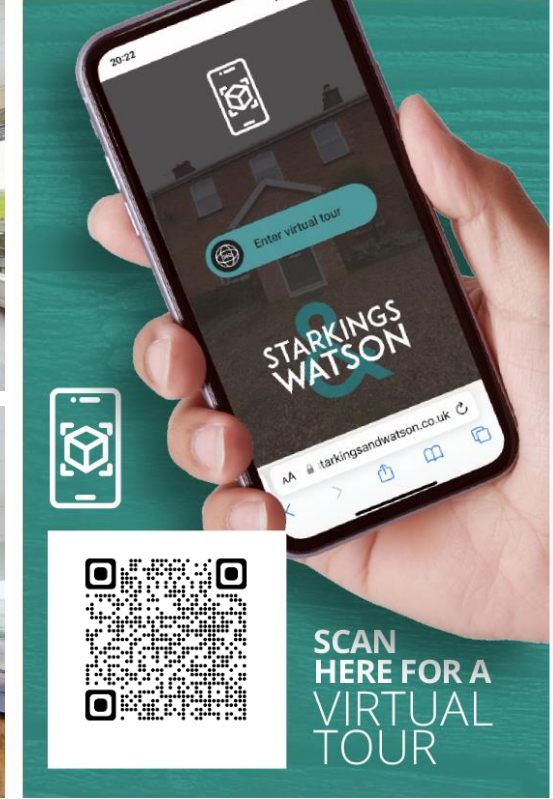
STAITHE ROAD

Burgh St. Peter, Beccles NR34 0BT

Leasehold | Energy Efficiency Rating : TBC

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

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- Detached Lodge Style Home
- Stunning Front Line Views
- Holiday Home/Holiday Rental - 12 Month Use
- Open Plan, Modern Layout
- Three Bedrooms
- Two Bathrooms
- Veranda Overlooking Marshes
- Parking & Hot Tub

IN SUMMARY

This DETACHED HOLIDAY LODGE with FRONT-LINE position overlooking the stunning WAVENEY VALLEY and MARSHES beyond offers 12 month occupancy as a second home or holiday rental. This lodge in particular is currently a successful HOLIDAY RENTAL generating an already HEALTHY TURNOVER in excess of £25,000 per annum! 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, whilst a small ferry operates from the quay to Carlton Marshes Nature Reserve. The accommodation internally comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with VAULTED CEILING and MODERN KITCHEN. This in turn opens onto the terrace with amazing views beyond and a SUNKEN HOT TUB. There are then THREE BEDROOMS with wardrobes, EN SUITE shower room and as well as the family bathroom.

SETTING THE SCENE

To the side there are parking spaces for two cars with a decked walkway leading round the side and the front of the chalet giving access to the main entrance door and

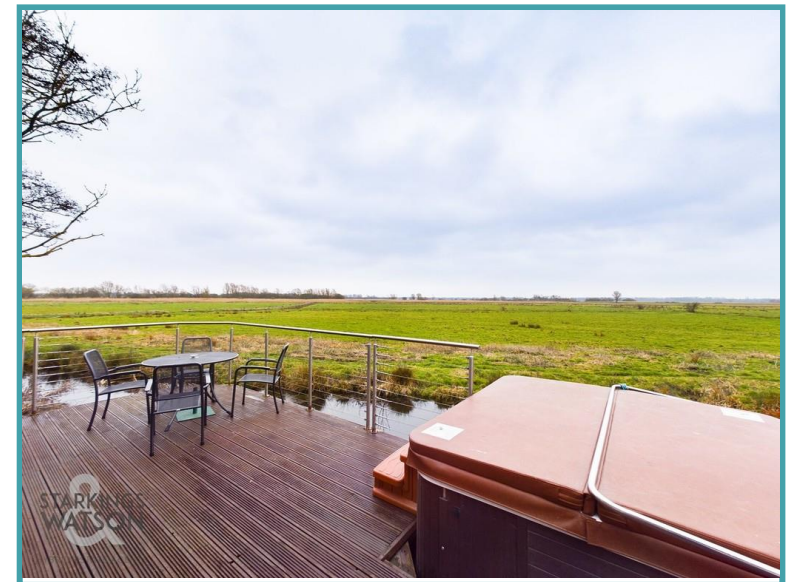
veranda to the rear overlooking the marshes.

THE GRAND TOUR

Entering from the side into an entrance porch with built in storage, this opens directly into the open plan main reception area. The sitting/dining room offers plenty of space for soft furnishings and the dining table and has two sets of double doors opening directly onto the rear terrace with the far reaching views beyond. This bright and modern room has vaulted ceilings and windows to three aspects as well as wood effect flooring. Open plan to the kitchen, offering ample cupboard storage and complementary work surfaces. The kitchen has an integrated fridge freezer, dishwasher, washer/dryer, gas hob, eye level oven and microwave as well as breakfast bar. The central hallway gives access to all the bedrooms and the family bathroom with panelled bath with shower over, w/c and hand wash basin. The larger bedroom is located to the right with built in storage and window to the side, and also benefits from an en-suite with rainfall walk in shower, W.C and hand wash basin. You will then find two twin bedrooms located to the rear and side both with built-in wardrobes. The property is finished with gas fired central heating as well as uPVC double glazing.

THE GREAT OUTDOORS

Accessed via French doors in the sitting room onto a stunning decked terrace/veranda with amazing far reaching views across the marshland and Waveney Valley. The enclosed decked space is the perfect place for a table and chairs creating an idyllic outside entertaining space. Accessed from the veranda you will find the sunken hot tub taking advantage of the stunning views.



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Bungay Office on **01986 490590**



OUT & ABOUT

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.

FIND US

Postcode : NR34 0DE

What3Words : ///takeover.protected.archives

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is offered on a Holiday Home use only and cannot be an owners main residence but is available to be used a full 12 months of the year. The site fee/ground rent is approximately £4700 PA with utilities used as per quarter. The property is currently part of the Waveney River Centre complex.

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:



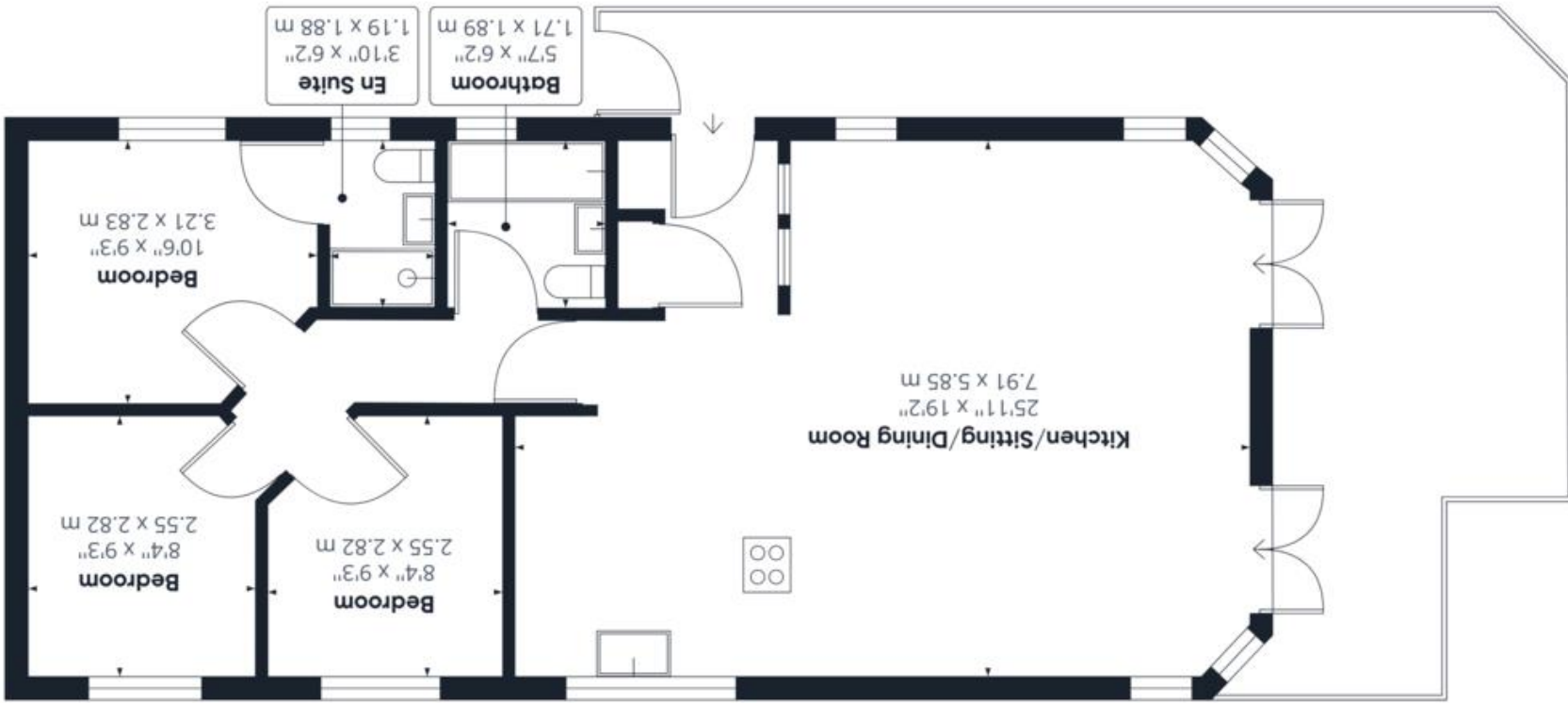
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces



Approximate total area (1)
806.59 ft²
74.93 m²