

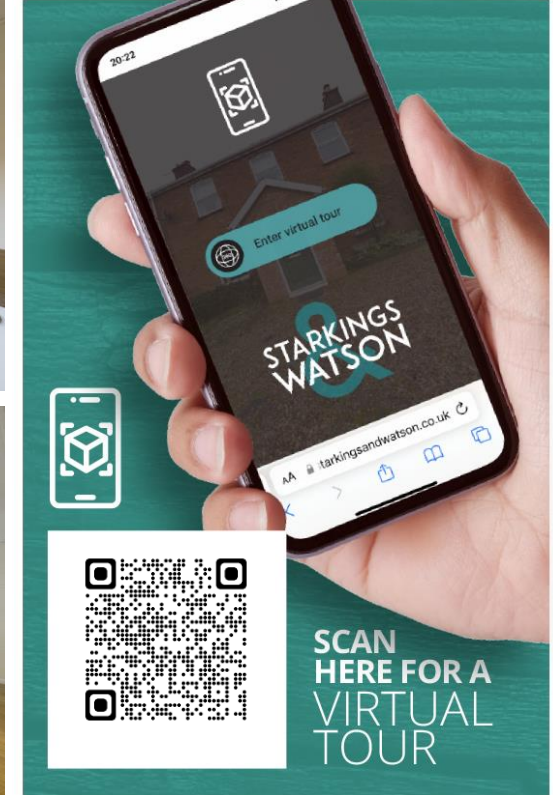
STAITHE ROAD

# 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

# 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

### IN SUMMARY

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 a PORCH ENTRANCE, open plan sitting room and fitted kitchen, THREE BEDROOMS with wardrobes, EN SUITE and family bathroom. A veranda seating area and PARKING can be found outside.

### 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.

### THE GRAND TOUR

Heading into the property from the decked side approach you enter into the main open plan reception space with vaulted ceilings and a triple aspect making the most of the stunning views across the river and marshland beyond. The sense of natural daylight floods the area with stunning views beyond. The reception room offers ample space for sofas and dining table with a feature wall mounted electric fire. In addition there are French doors opening onto the terrace/balcony and access to the elevated and secluded hot tub also. Open plan to the main reception is a modern fitted kitchen with a feature glazed shelf, along with an integrated oven/grill, microwave, fridge/freezer and dishwasher. Through the inner hall you will find a modern family bathroom with bath and shower over, a comfortable double bedroom with built-in wardrobes overlooking the marshes and then the main double bedroom with a walk-in wardrobe and en-suite shower room. Throughout the chalet you will find plenty of built-in storage and well as double glazing and gas fired central heating.

### THE GREAT OUTDOORS

Accessed via French doors in the sitting room onto a stunning decked terrace with amazing far reaching views across the marshland and Waveney Valley. The enclosed decked space is the perfect place for a table



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and chairs creating an idyllic outside entertaining space. To the side you will find the elevated hot tub taking advantage of the stunning views.

#### 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 0BT

What3Words : ///going.unwound.blacken

#### 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. 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.

**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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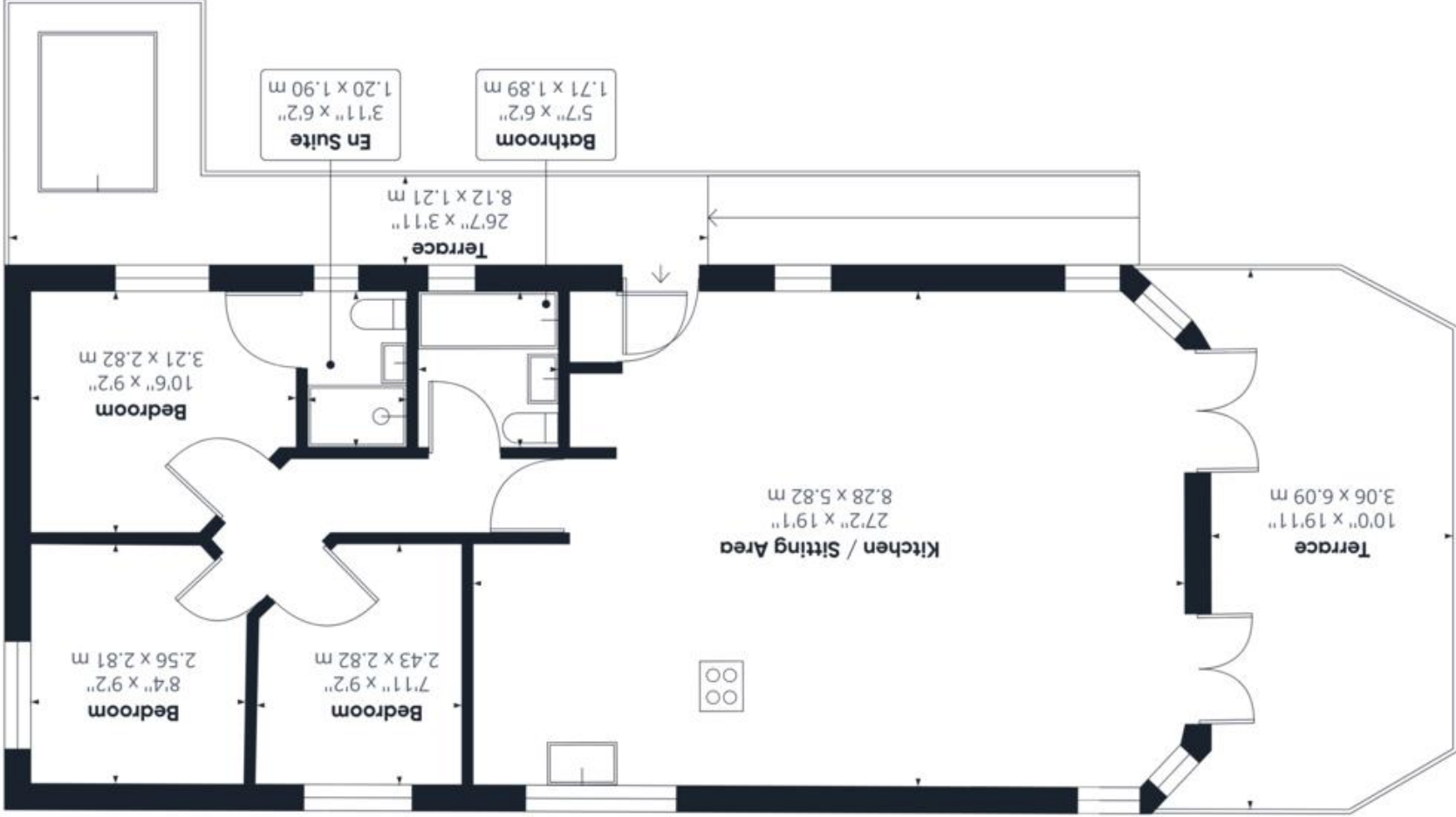
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GIRAFFE 360

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<sup>(1)</sup>  
829.33 ft<sup>2</sup>  
77.05 m<sup>2</sup>



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