

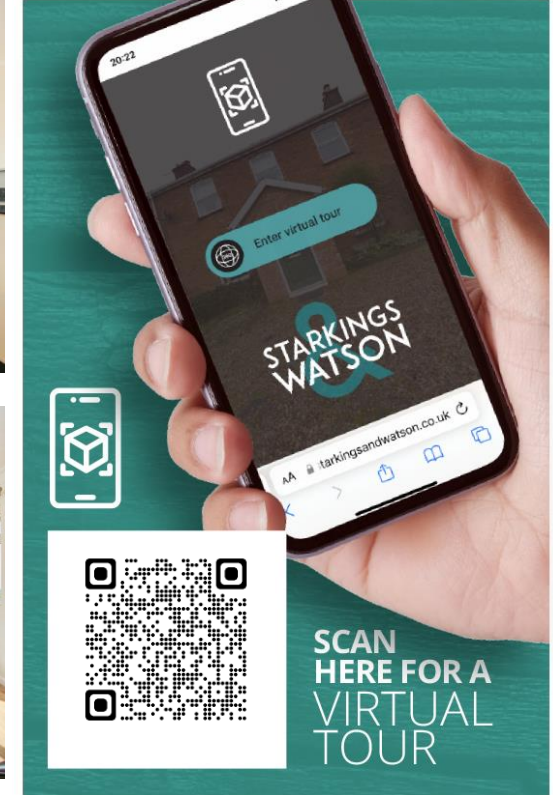
STAITHE ROAD

Burgh St. Peter, Beccles NR34 0DE

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
- Broadland Views
- Open Plan Living
- On Site Amenities
- One Double Bedroom
- Generous Family Bathroom
- Off Road Parking
- Spacious Terrace

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 a DOUBLE BEDROOM with 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 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 decked ramp which leads to the main entrance door.

ENTRANCE HALL

Wood effect flooring, cupboard housing wall mounted gas fired central heating boiler, built-in double storage cupboard, smooth vaulted ceiling, opening to:

KITCHEN/DINING/SITTING ROOM

22' 10" x 19' 4" Max (6.96m x 5.89m) 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,



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inset electric hob, built-in electric double oven with stainless steel splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, under cupboard lighting, space for dining table, wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side x3, television and telephone points, built-in storage cupboard, smooth vaulted ceiling, door to:

DOUBLE BEDROOM

12' 2" x 11' 7" Max (3.71m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear x2, television point, built-in wardrobe, smooth vaulted ceiling, door to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, 'his and hers' hand wash basin set within vanity unit with storage cupboard under, free standing rolled top bath with mixer tap, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled walls, aqua board splash backs, wall mounted vanity mirror, tiled flooring, radiator, velux window to side, uPVC double glazed door to side, smooth vaulted ceiling.

OUTSIDE

Leaving the kitchen/dining/sitting room you will find a spacious decked Veranda with minimal list wire fencing with unrivalled views across the broad national park.

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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Illustration for identification purposes only, measurements are approximate, not to scale.

Floor Plan
Approximate Floor Area
699 sq. ft
(64.93 sq. m)

