



25 Roman Parade, Butt Lane, Breydon Water Holiday Park - NR31 9QB

£65,000 Leasehold

This well-presented three-bedroom holiday home is in excellent condition and set on a corner plot within a family-friendly park. The open-plan living, kitchen, and dining areas create a comfortable, relaxing space. High-quality fixtures and fittings enhance the interior, while the master bedroom benefits from an ensuite and a walk-in wardrobe for added convenience. A spacious wrap-around deck provides the perfect spot to unwind and take in the surroundings. With fantastic on-site facilities available, this holiday home offers both comfort and practicality.

Location

Roman Parade is located within the popular Breydon Water Holiday Park, offering a prime spot to enjoy the surrounding natural beauty and recreational facilities. Situated near the waters of Breydon Water, this location provides a peaceful retreat while being just a short distance from the vibrant town of Great Yarmouth. With easy access to coastal walks, local amenities, and attractions, it's a perfect base for holidaymakers seeking both relaxation and adventure. The park's well-maintained grounds and family-friendly atmosphere make it an ideal setting for a variety of leisure activities.



Agents notes

We understand the property will be sold leasehold, connected to mains services water, electricity and drainage.

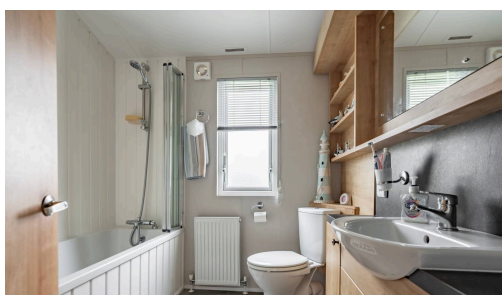
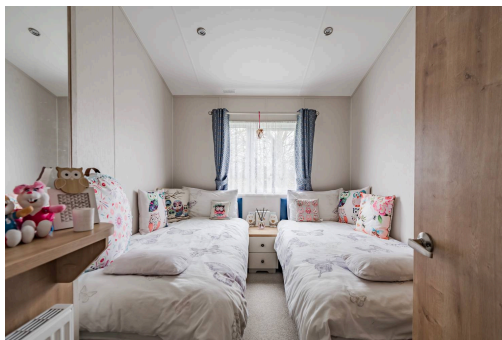
Season Length: 11 months

Opening Dates: March to November

Heating system-Electric Central Heating

Years left on lease: 2024

Ground rent: £6,000 p/a



Breydon Water Holiday Park, Burgh Castle

As you step onto the wrap-around deck and make your way inside through the sliding doors, you are greeted by a bright and airy open-plan living, kitchen, and dining area that benefits from being triple aspect. The kitchen features built-in cupboards, ample counter space, and a practical island, creating a culinary haven for cooking enthusiasts.

A separate utility room provides additional access, as well as extra storage and workspace, ensuring functionality is at the forefront of this home's design.

Walking through, you will find three generously sized bedrooms, with the master bedroom offering a walk-in wardrobe and a luxurious ensuite with a shower. One of the other bedrooms features a built-in wardrobe, providing ample storage solutions for residents.

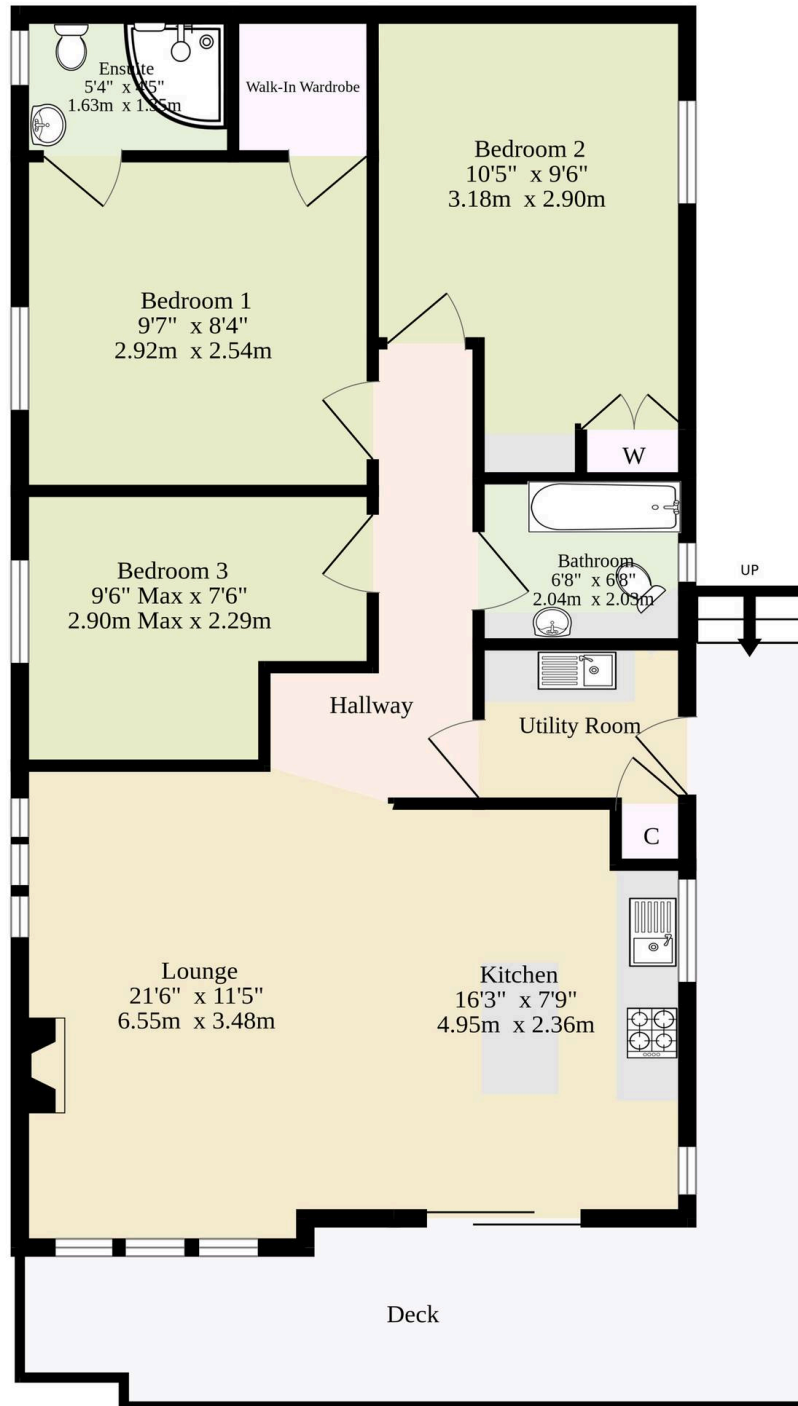
The family bathroom is well-appointed, with a bath and an overhead shower attachment, catering to relaxation and practicality.

Additionally, the property features double glazing throughout.

Outside, there is a storage shed and off-road parking for one vehicle.



Ground Floor
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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