



12 Breydon Waters Butt Lane, Burgh Castle

£130,000 Leasehold

Benefiting from no onward chain in the charming village of Burgh Castle is this well-presented detached, fully-residential park home offering a high standard of living for those over 50. Located on a popular residential site, the property features two generous double bedrooms, including a master suite with en-suite bathroom and a spacious walk-in wardrobe. The light-filled lounge flows effortlessly into a dining area, creating the perfect space for relaxation and entertaining.

Council Tax band: TBD

Tenure: Leasehold

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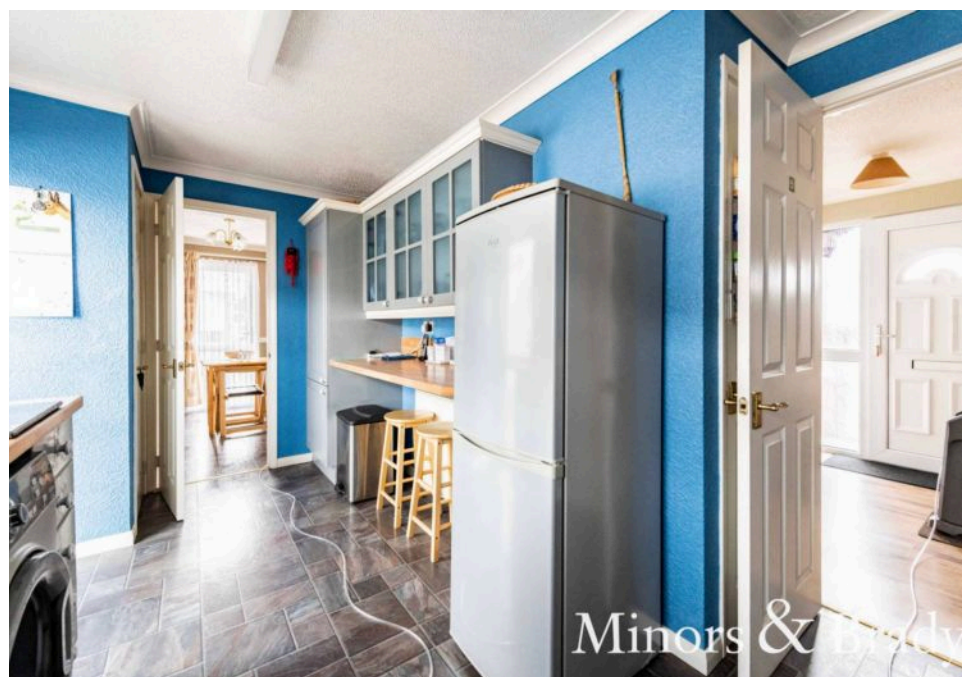
Located in the idyllic countryside village of Burgh Castle, located to the south of Breydon Waters. Into the village is a selection of local shops, pubs, transport links and Picturesque walking routes to view the Water and the Roman site (renowned for birdwatching fishing). Only short distances into the seaside towns of Gorleston and Great Yarmouth, both offering wonderful sandy beaches. Exciting local attractions include Great Yarmouth Pleasure Beach, Pleasurewood Hills Theme Park, Thrigby Hall Wildlife Park. This is the perfect holiday location to enjoy a range of family activities or spend the week relaxing.



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The Property

This lovely detached park home for over 50s is located in the peaceful village of Burgh Castle, offering a quiet and comfortable place to live with easy access to everything you need. The home has two spacious double bedrooms, with the master bedroom featuring its own en-suite and a walk-in wardrobe. It's a perfect space to relax in. The second bedroom is just as roomy, ideal for guests, family, or even as a study if you work from home.

The open-plan living area has a bright and airy feel, with the lounge leading seamlessly into the dining area, making it a great space for both everyday living and entertaining. The kitchen is practical and well-equipped, with modern appliances, plenty of storage, and a breakfast area that's perfect for a morning coffee. There's also a door leading out to the garden, making it easy to enjoy the outdoors.

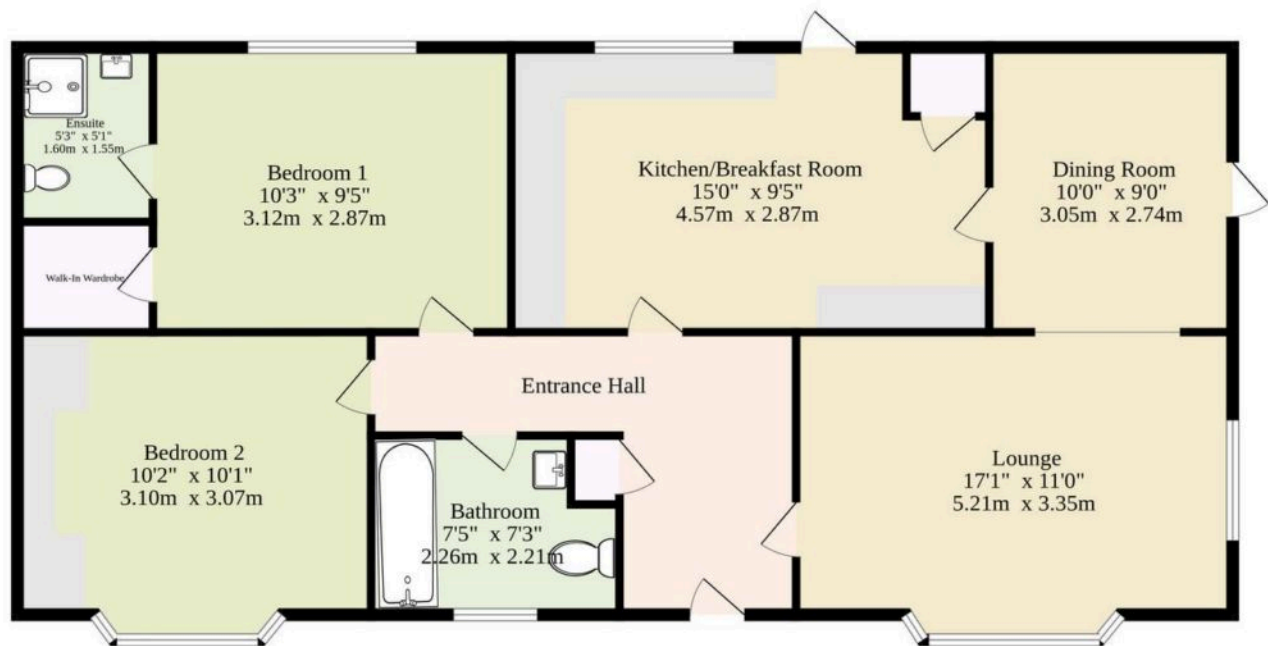
Outside, you'll find two private driveways, offering plenty of parking, plus there's extra communal parking available for guests. The garden is lovely, with well-kept lawns at the front and back, and a brick weave patio in the rear garden that's great for relaxing or dining outside. There's also a veranda on the side, providing an additional outdoor space for enjoying the fresh air.

The property sits on a well-maintained, friendly residential site that offers a variety of on-site facilities for residents to enjoy. Burgh Castle is just a short drive from Gorleston Beach.

Agents Note



594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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