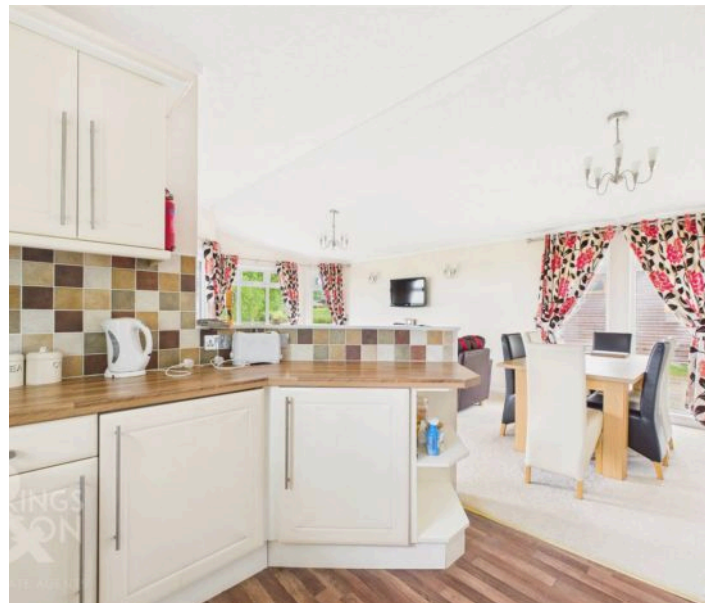




Staithe Road, Burgh St. Peter - NR34 0BT



Staithe Road

Burgh St. Peter, Beccles

PRIVATE SALE - Offering a 12 month occupancy as a second home or holiday rental. This lodge in particular is privately owned by the same owner for a number of years and is positioned within the PRIME POSITION on the complex with STUNNING VIEWS across the marshes. 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. The accommodation of the lodge in particular (which requires some maintenance externally) comprises a LARGE OPEN PLAN MAIN RECEPTION SPACE with MODERN KITCHEN with breakfast bar. This in turn opens onto the terrace to the front with amazing views beyond. There are then TWO AMPLE BEDROOMS with wardrobes, family bathroom and EN SUITE completing the accommodation. In addition you will find a parking space to the side as well as the wonderful private decking to the front providing plenty of space for entertaining and relaxing.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Chalet Style Home
- Ideal Holiday / Second Home Investment
- Stunning Front Line Position Overlooking Marshes
- Open Plan Reception & Kitchen/Dining Space
- Two Double Bedrooms & Two Bathrooms
- Private Decking Area With Stunning Views
- Sought After Holiday Complex

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.



SETTING THE SCENE

Approached via the main entrance to the site, following the shingled driveway down until you reach Broadview Lodge. To the rear there is parking with a decked walkway leading round the side and the front of the chalet giving access to the main entrance door to the side.

THE GRAND TOUR

Entering via the main entrance door to the side you will find a lobby area with storage providing space for coats and shoes, this leads through into the main open plan reception with windows and doors overlooking the frontage with stunning views beyond. The sitting and dining areas provide plenty of space for relaxing and lead directly into the kitchen area which offers plenty of storage, as well as integrated appliances including oven, gas hob, dishwasher, fridge and freezer. There is then a large storage cupboard and an inner hallway leading through to the two double bedrooms and two bathrooms. The bedrooms both have fitted wardrobes and storage with the master benefitting from a walk in cupboard and en-suite shower room. The bathroom offers a bath with shower over.

FIND US

Postcode : NR34 0BT

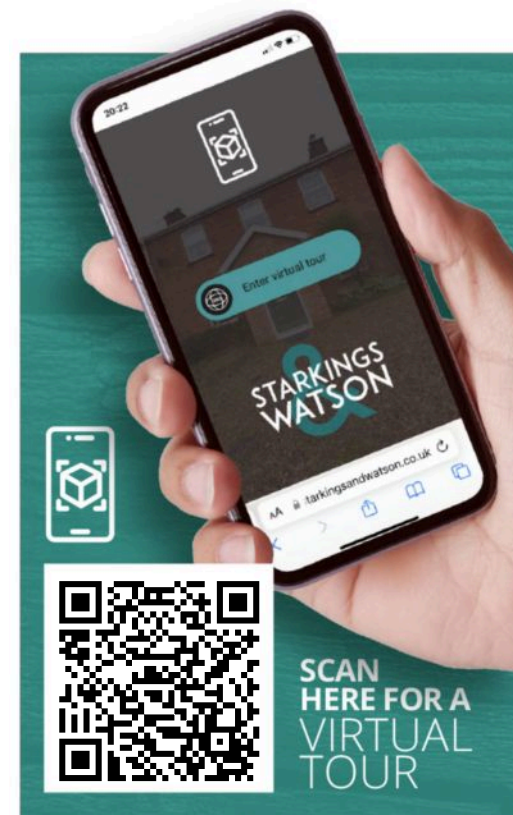
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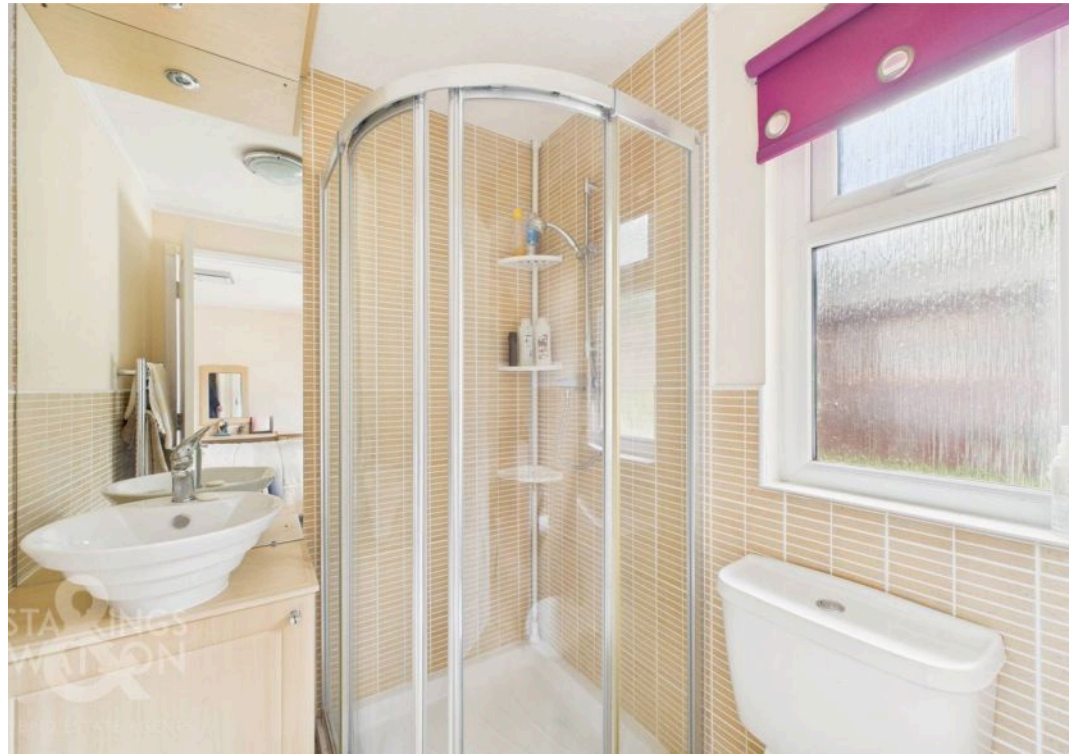
VIRTUAL TOUR

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

AGENTS NOTES

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 service charge fee/ground rent is approximately £7200 PA in total with utilities used as per quarter provided by the site itself. The property is currently part of the Waveney River Centre complex and is owned on lease/licence with 125 years remaining from purchase.

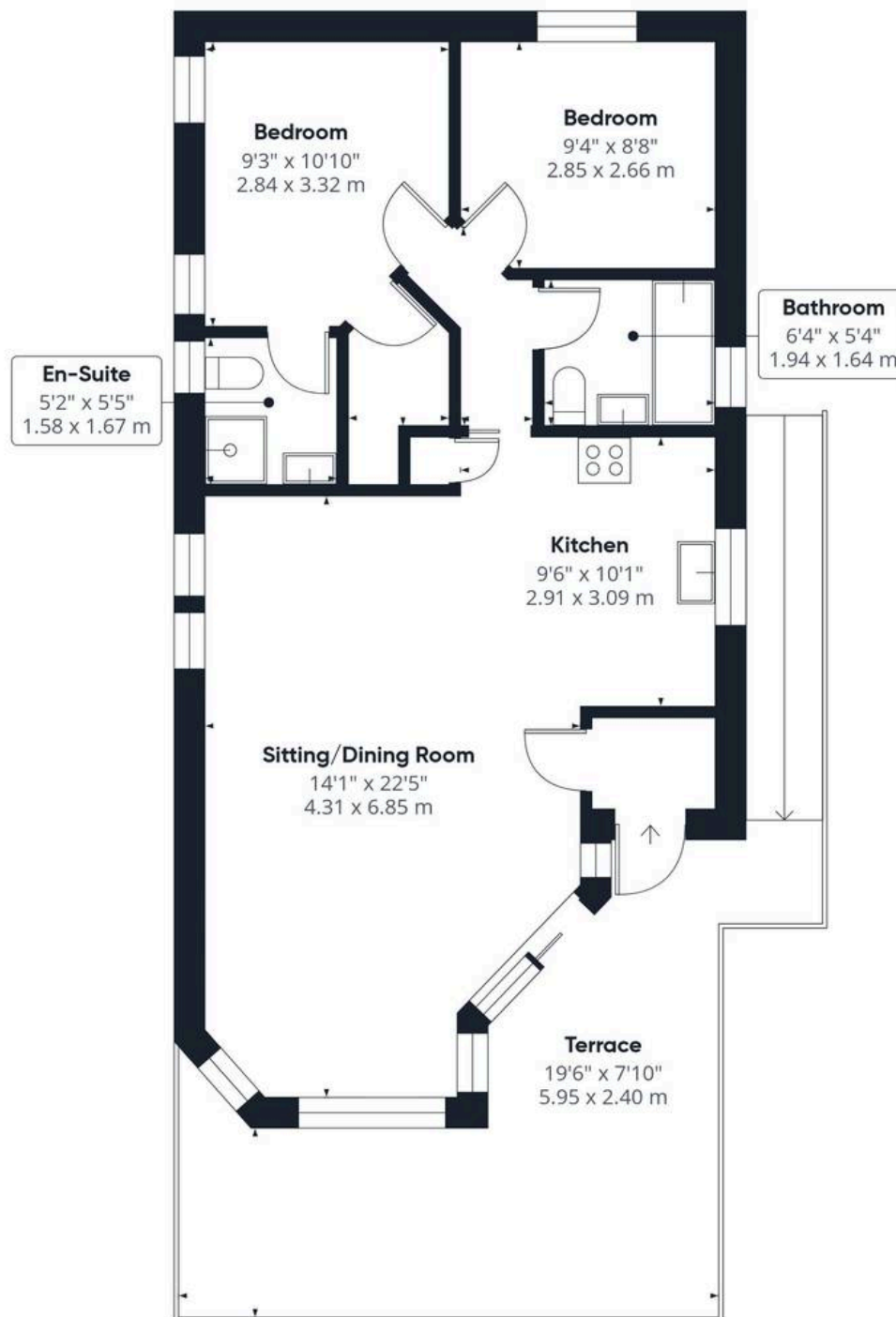




THE GREAT OUTDOORS

Heading up the ramp access to the rear of the chalet this leads to the private raised deck area providing plenty of space for table and chairs and entertaining. The decking provides a stunning outlook across the marshes and beyond and is the ideal spot for wildlife spotting. To the side of the chalet there is an off road parking space.





Approximate total area⁽¹⁾

678 ft²
62.8 m²

Balconies and terraces

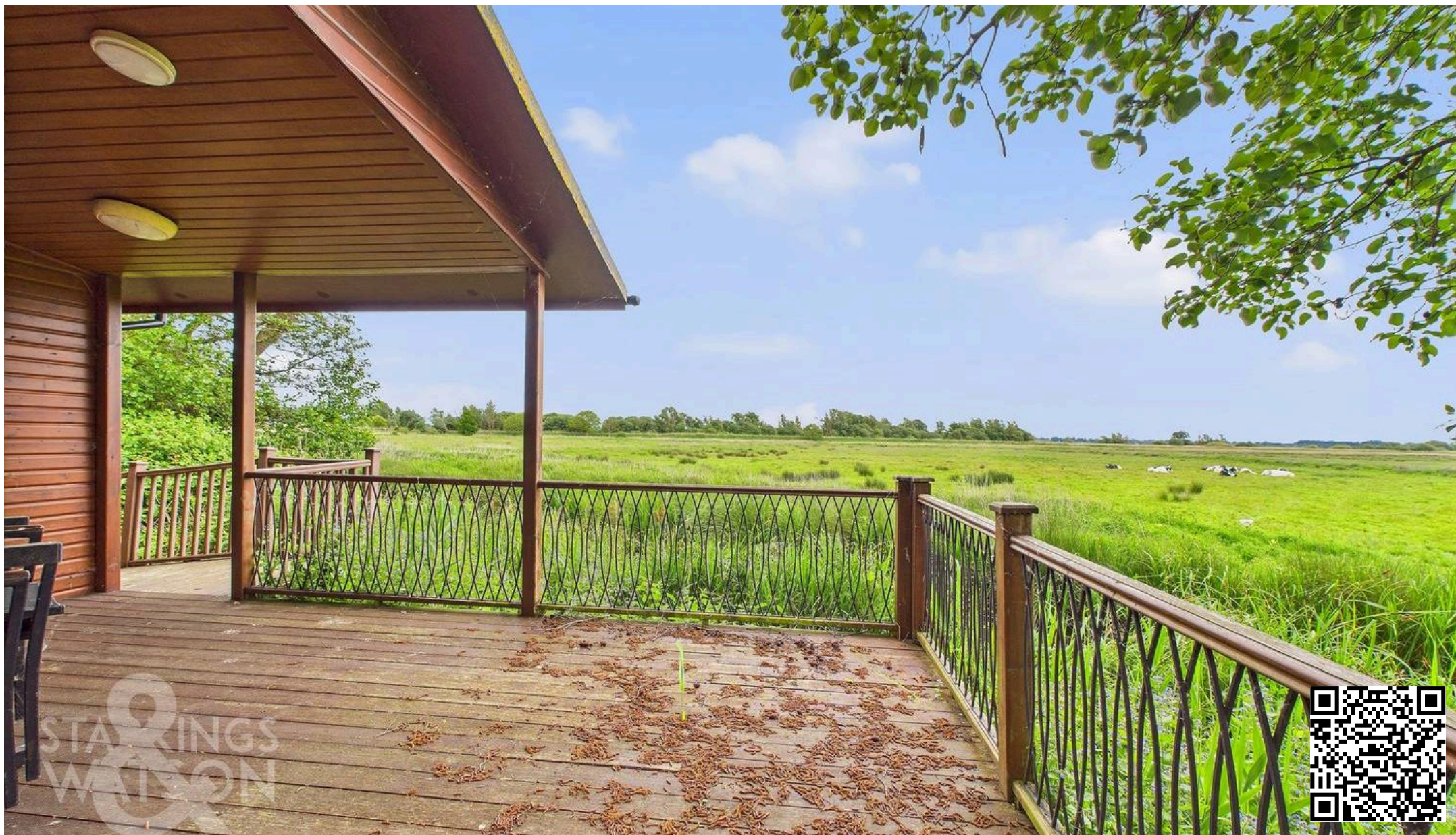
305 ft²
28.3 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.