

**Aldreds**  
Estate Agents

167

167 Winterton Valley Estate Edward Road

Winterton On Sea, Great Yarmouth, NR29 4BX

£62,950





## 167 Winterton Valley

Winterton On Sea, Great Yarmouth, NR29 4BX

Aldreds are delighted to offer this sea facing, renovated and immaculately presented two bedroom holiday chalet situated in the hugely popular Winterton Valley Estate. This delightful chalet is sold fully equipped and has the capacity to sleep 6 people and has been finished to a very high standard with a nautical feel. Accommodation comprises an open plan lounge/dining/kitchen area, inner hall, two bedrooms and shower room. The property also offers double glazed windows and doors throughout and sits in this well maintained chalet site with access to the Winterton Valley, dunes and beach beyond. Early viewing is recommended to avoid disappointment.

### Open Plan Kitchen/Dining/Living

#### Kitchen/Dinng Area

9'10" x 7'9" (3.00 x 2.36)

uPVC sealed unit double glazed full height window and entrance door, range of fitted white wall and base kitchen units with roll top work surface and tiled splash back, stainless steel sink and drainer, electric cooker, integrated fridge and dishwasher, limed wood LVT flooring, power points, open plan access to:-

#### Living Area

14'2" x 7'11" (4.33 x 2.42)

Double glazed French doors with glazed side panels to front aspect allowing a superb open sea view across communal lawned grounds and the Winterton Valley, power points, tv point, fitted shelving, limed wood finish LVT flooring, part timber panelled walls, sofa with sofa bed, door to:-

#### Innenr Hall

Airing cupboard housing hot water cylinder with immersion heater, limed wood finish LVT flooring, doors leading off:-

#### Bedroom 1

12'3" maximum x 11'5" maximum (3.75 maximum x 3.5 maximum)

Double glazed window to rear aspect, power points, shavers point, part timber panelled walls, two single beds and a truckle bed.

#### Bedroom 2

8'11" maximum x 8'0" maximum (2.72 maximum x 2.46 maximum)

Double glazed window to front aspect allowing a sea view, part timber panelled walls, power points, limed wood finish LVT flooring, double bed.







### Shower Room

Frosted double glazed window to rear aspect, white suite comprising a tiled shower cubicle with an electric power shower, vanity unit with inset wash basin, low level wc, limed wood finish LVT flooring.

### AGENTS NOTE

The chalet is sold inclusive of furniture, fixtures and fittings minus any personal belongings of the vendors.

### Outside

To the front and rear are paved suntrap patio areas, with the front patio providing panoramic views. The property sits in beautifully maintained lawned grounds facing directly onto the Winterton Valley with the dunes and beach beyond.

### Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2025 (including building insurance and electric) - £2,176.58 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A' but currently rated for business rates.

### Location

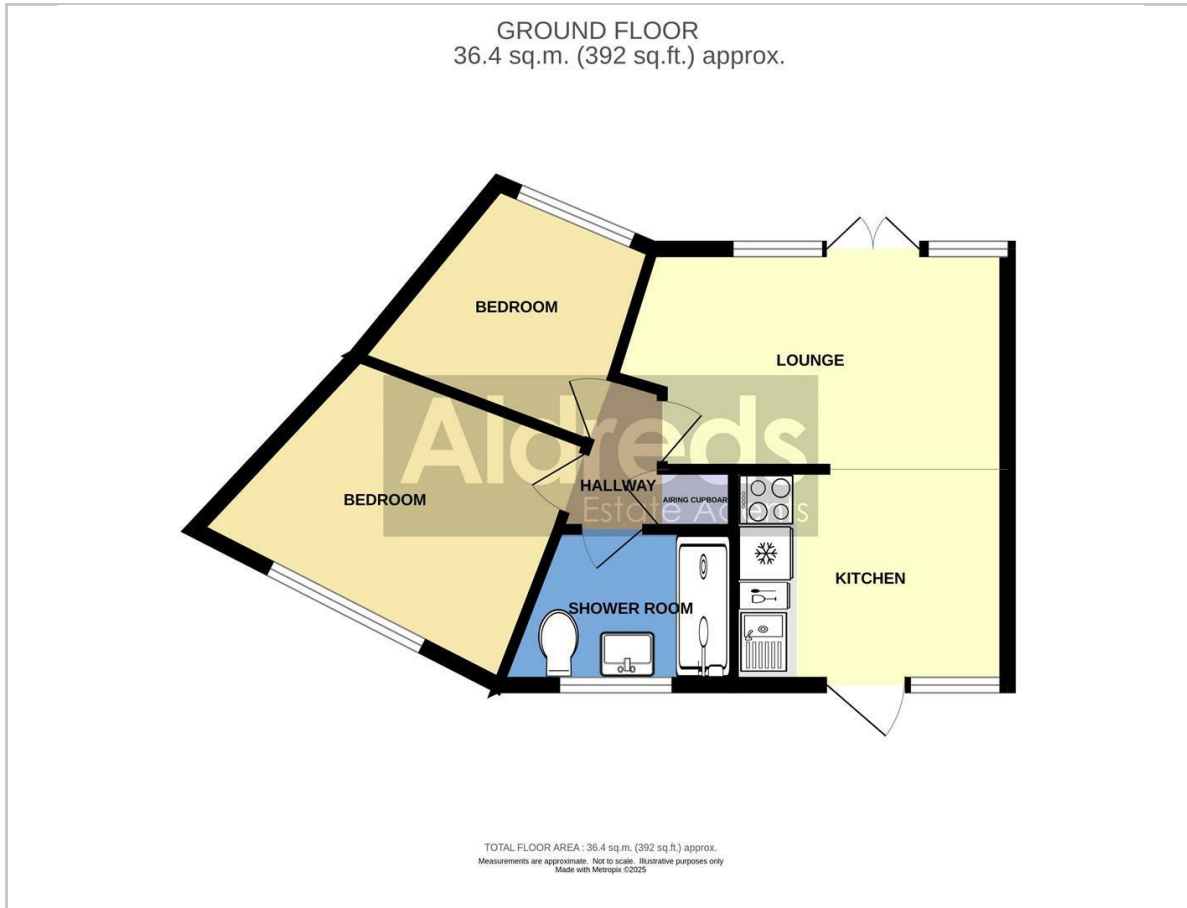
Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach \* Sand dunes \* Nature Reserve \* There is a selection of shops \* Post Office \* First School \* Middle and High Schools are situated in Martham approximately 3 miles away \* School buses operate in the area \* Eastern Counties Bus services link the coastal village with Great Yarmouth.

### Directions

On arriving in the village of Winterton on the Hemsby Road, turn right into Edward Road, turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side, turn right into the park, follow the access road along the rear of the site, bear round to the left, past the site office, then bear right where parking is available on the left hand side and the chalet accessed on foot towards the sea side of the site.

Ref: Y12583/12/25/CF

## Floor Plan



## Area Map



## Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

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