



234 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

£45,000



234 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

Aldreds are pleased to offer this superbly presented, renovated two bedroom holiday chalet situated in a pleasant north/south facing position in this popular chalet park in the coastal village of Winterton-on-Sea. This attractive chalet offers double glazed windows and doors throughout. Accommodation comprises living/dining area, new kitchen, two bedrooms and new shower room. Early internal viewing is highly recommended to appreciate this nicely presented chalet located on a much sought after site. The chalet is being sold fully equipped.

Open Plan Kitchen/Dining/Living Area

Kitchen/Dining Area

9'11" x 7'10" (3.02 x 2.39 (3.03 x 2.38))

Double glazed patio doors to rear aspect, recently re-fitted kitchen with a range of cream finish kitchen units with wall and matching base units with roll top work surface and marble effect aqua panelling to the walls, stainless steel sink and drainer, power points, electric cooker, grey wood effect LVT flooring, open plan access to:-

Living Room Area

Double glazed patio doors and window to front aspect, power points, tv point, electric meter cupboard, marble finish aqua panelling to walls, grey wood effect LVT flooring, door to:-

Inner Hall

Airing cupboard housing the hot water cylinder with immersion heater, grey wood effect LVT flooring, doors leading off:-

Bedroom 1

Double Glazed window to rear aspect, power points, fitted carpet, electric heater.

Bedroom 2

Double glazed window to rear aspect, power points, fitted carpet.

Shower Room

Refurbished shower room with a frosted double glazed window to rear aspect, mainly aqua boarded walls, double width shower cubicle with electric shower over, vanity unit with inset hand wash basin, low level WC, grey oak effect LVT flooring,





Outside

The chalet faces a northerly/southerly direction with front and rear deep patio areas providing all day sunshine and sits in beautifully maintained communal lawned grounds with parking nearby. The grounds of the Winterton Valley Estate offer a child's play area and back directly onto the Winterton Valley with access to the dunes and beach beyond.

Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2026 (including building insurance and electric) - approximately £2,350 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

Services

Mains water, electric, drainage.

Council Tax

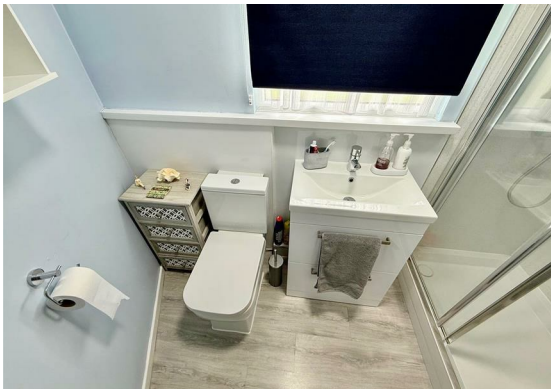
Great Yarmouth Borough Council - Band 'A'

Location

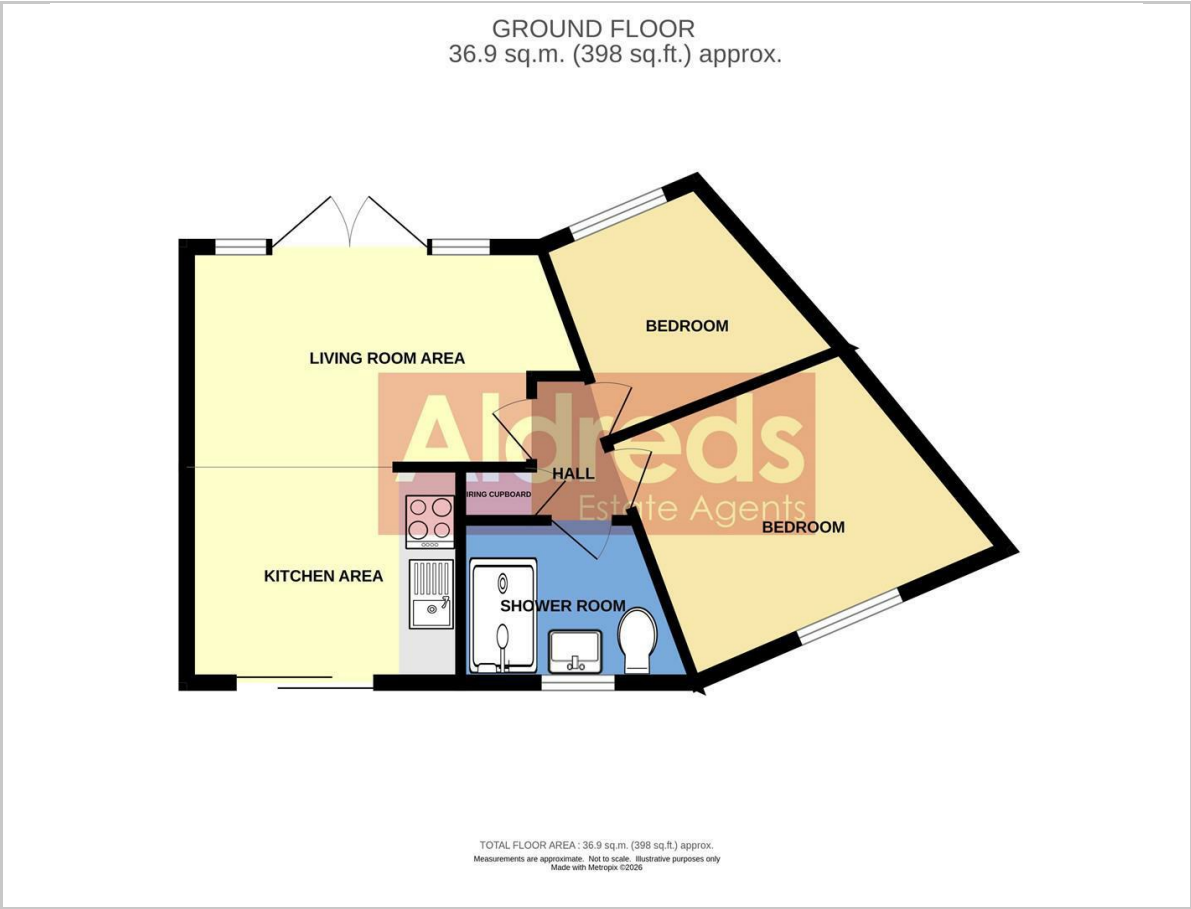
Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * Public House * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses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

Directions

On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side, turn right into the main site entrance, continue along the access road, bear right then left passing the site office, continue round to the right towards the end of the road where parking is available on the left hand side and the chalet located just behind the first set of chalets fronting the parking area.



Floor Plan



Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

