



253 Winterton Valley Edward Road

Winterton-On-Sea, NR29 4BX

£46,000



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Aldreds are pleased to offer this well equipped and very well presented, two bedroom end terraced holiday chalet on this much sought after Winterton Valley Estate. This chalet has been finished and maintained to a good standard and offers accommodation including open plan kitchen/living/dining area, inner hall, two bedrooms and bathroom. The chalet also benefits from double glazed windows and sits in well maintained communal lawned grounds with on site parking available and an north/south facing sunny aspect. Early internal viewing is highly recommended to appreciate the quality this chalet offers.

Open Plan Kitchen/Living Room

Living Room Area

14'0" x 7'10" (4.27 x 2.41)

Double glazed French doors and windows to front aspect, power points, tv point, 2 two seater sofas, vinyl flooring, door to inner lobby, open access to:-

Kitchen/Dining Area

9'10" x 8'0" (3.02 x 2.46)

Double glazed window and door to rear aspect, kitchen area fitted with a range of white wall and matching base units with roll top work surface and tiled splashback, single drainer sink and drainer with mixer taps, power points, free standing electric cooker, fridge/freezer, vinyl flooring, table and chairs.

Inner Lobby

Wood effect flooring, built in airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 1

10'7" maximum x 7'10" (3.23 maximum x 2.41)

Double glazed window to front aspect, power points, double bed, bedside cabinet and double wardrobe, wood effect vinyl flooring.

Bedroom 2

7'9" x 7'5" (2.38 x 2.28)

Double glazed window to rear aspect, wood effect vinyl flooring, two single beds, bedside cabinet.





Bathroom

Quality white suite comprising panelled bath with electric shower fitting over, grey wood grain finish aqua panelling to walls, vanity unit with wash basin, low level wc, frosted double glazed window to rear aspect, Herringbone style vinyl flooring.

Outside

The chalet is nicely positioned on the site with a north/south aspect with a paved suntrap south facing patio and communal lawned grounds surrounding the chalet, nearby car parking.

Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2024/2025 (including building insurance and electric) - £2,176.58 (inc VAT)

Site open 25th March - 30th October

Dogs allowed

Services

Mains water, electric and 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 * 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.

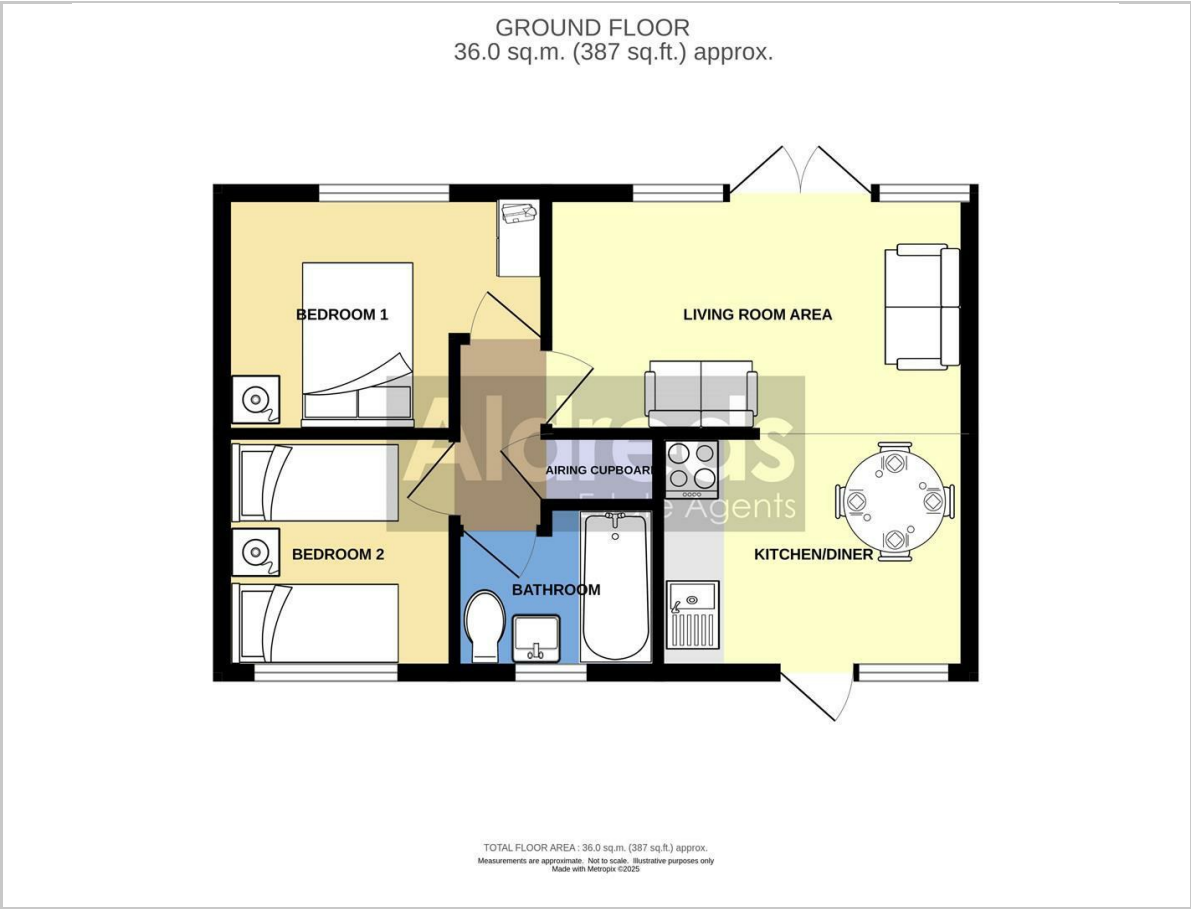
Directions

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 in to the site and after a couple of hundred yards follow the road around to the left, pass the reception building and after a short distance bear right and after a couple of hundred yards park on the left where the chalet can be found just beyond.

Ref: Y12522



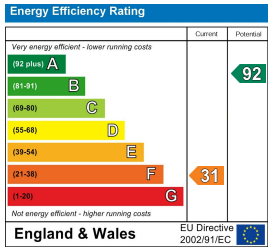
Floor Plan



Area Map



Energy Efficiency Graph



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.

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