

**Aldreds**  
Estate Agents



Waveney Valley Holiday Village Butt Lane  
Burgh Castle, NR31 9PY

£65,000



## Waveney Valley Holiday Village Butt Lane

Burgh Castle, NR31 9PY

This Freehold end terraced bungalow is one of only 4 properties on the site which has a larger living space and is offered for sale with no onward chain. The property offers 2 bedrooms (both with double wardrobes), open-plan living/dining/kitchen area and a bathroom with a shower above the bath. UPVC double glazed windows. Communal gardens and parking.

### Living/Dining Room

17'1" x 10'2" (5.21m x 3.10m )

UPVC entrance door with double glazed panel. Built-in storage cupboard. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect.

### Kitchen Area

8'8" x 5'9" (2.64m x 1.75m)

Worktop with cupboard below. Stainless steel single drainer sink with cupboard below. Utility space below worktop for refrigerator. Electric cooker point. Matching wall cupboard. Linoleum floor. Part tiled walls. Coved and textured ceiling. UPVC double glazed window to rear.

### Bedroom 1

8'6" x 8'1" (2.59m x 2.46m)

Built-in double wardrobe, UPVC double glazed window to front aspect.

### Bedroom 2

8'1" x 8'1" (2.46m x 2.46m)

Built-in double wardrobe, UPVC double glazed window to rear aspect.

### Inner Lobby

Door to bathroom.

### Bathroom

8'1" max x 5'4" max (2.46m max x 1.63m max )

Panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Shaver point. Wall mounted Ariston electric water heater. Textured ceiling. UPVC double glazed window to rear aspect.

### Outside

Communal parking and gardens.





### Tenure

Freehold. For holiday use only. For occupation from 1st March to 31st October annually. We understand that this can be extended to 11 months provided it is not used as a permanent residence. The current service charge is £1,504.67 per annum - last invoice dated 09/07/2025.

### Services

Mains water, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band A

### Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane. Turn left into Waveney Valley Holiday Village at the Kingfisher Park Homes site. Turn almost immediately left at the sign for Waveney Holiday Village, following the road round to the right and upon reaching the holiday chalets, number 53 will be found on the right hand side.

### what3words

///quaking.goofy.glorious

Ref: G18520/05/26



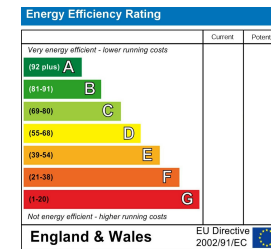
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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