

Aldreds
Estate Agents

11 Waveney Valley Holiday Village Butt Lane

Burgh Castle, NR31 9PY

£35,000

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This 2-bedroom end terraced holiday chalet is pleasantly positioned towards the far end of the site and benefits from UPVC double glazing. The property would benefit from updating and improvement and is priced accordingly.

Lounge/Diner
13'2" x 10'1" (4.01m x 3.07m)

UPVC entrance door with double glazed panel. Coving. UPVC double glazed window to front aspect.

Kitchen
5'10" x 5'3" (1.78m x 1.60m)

Stainless steel single drainer sink with cupboard and drawer below. Worktop with space below for refrigerator. Matching wall cupboards. Electric cooker point. Coving. UPVC double glazed window to rear.

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

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

Bedroom 2
8'3" x 8'1" (2.51m x 2.46m)

Built-in wardrobe. Loft access hatch. Coving. UPVC double glazed window to rear aspect.

Inner Lobby

Shower Room

Tiled walls and a corner shower cubicle with an electric shower unit. Pedestal wash basin. WC. UPVC double glazed window to rear.

Outside

Lawned Communal Grounds. Resident's and visitor parking.

Tenure

Freehold.

Occupancy

The chalet can only be occupied from the 1st of March until the 14th of January.















Service Charge

A maintenance fee is charged annually by the Site owner and this amounted to £1,634 for the year to August 2026.

Services

Mains water, electricity and drainage.

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

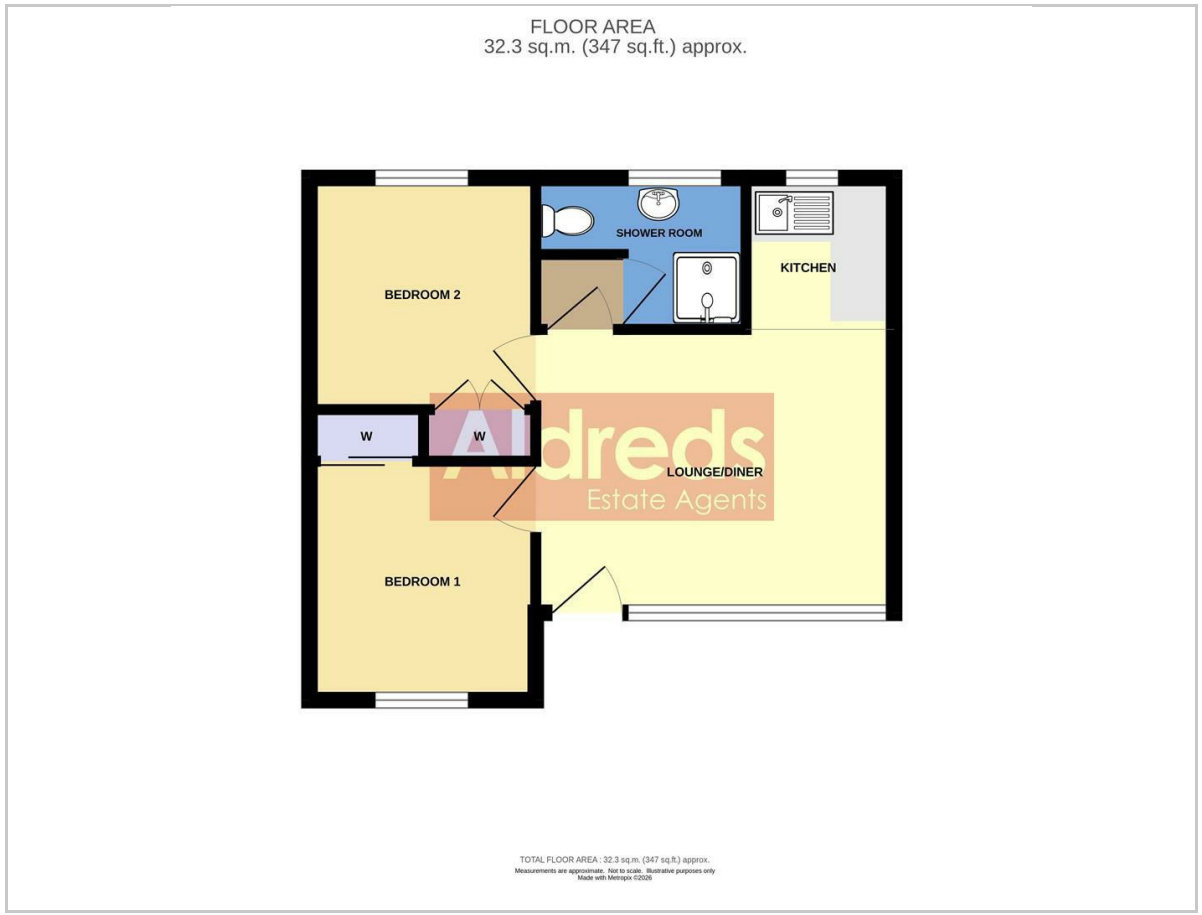
Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane. Turn left into Waveney Valley Holiday Village at the Kingfisher Park Homes site. Turn almost immediately left at the sign for Waveney Holiday Village, following the road round to the right and continue to the first large car park on the right. Park here and follow the path to the far end of the site, where number 6 will be found before the end rows of chalets on the right hand side in the furthest row of bungalows.

what3words

///decorator.intervals.examiner

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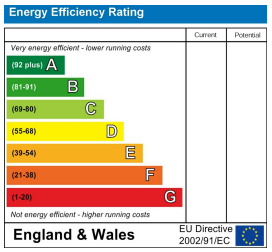
Floor Plan



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.

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