

**Aldreds**  
Estate Agents



195 Broadside Chalet Park, Stalham, NR12 9PN

£37,950









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# 195 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

- Semi Detached Holiday Chalet
- Popular Broadland Chalet Site
- Communal Parking
- Onsite Clubhouse/Restaurant
- Convenient for The Broads & The Coast
- Two Bedrooms
- Outdoor Swimming Pool (at extra annual cost)
- Well Presented Throughout
- Well Maintained Communal Grounds
- Be Quick to View!

Aldreds are delighted to offer this semi detached holiday chalet, located in the much sought after Broadside Chalet Park. This well presented chalet offers accommodation including an open plan living/kitchen area, two bedrooms and a bathroom. The chalets is in a lovely location on the site facing open green space. The Broadside Chalet Park offers well tended communal lawned grounds, parking, an onsite clubhouse/restaurant, outdoor swimming (at extra annual cost) and children's play area. An ideal second home or holiday let opportunity. Early viewing is strongly recommended to appreciate.



## Open Plan Living Area / Kitchen

**Living Area 14'9" x 8'11" (4.51m x 2.73m)**

Entrance door, full height window to front aspect, power points, doors leading off, open plan access to;

**Kitchen 7'6" x 4'11" (2.31m x 1.5m)**

Obscure glazed uPVC sealed unit double glazed window to rear aspect, range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point.

## Bathroom

Two obscure uPVC sealed unit double glazed windows to rear aspect, part tiled walls, panelled bath with electric shower over, hand wash basin within a fitted unit, low level w.c.

**Bedroom One 8'7" x 6'9" (2.62m x 2.08m)**

uPVC sealed unit double glazed window to side aspect, built-in cupboard, cupboard housing hot water cylinder.







### Bedroom Two 8'7" x 6'9" (2.62m x 2.07m)

uPVC sealed unit double glazed window to side aspect, built-in cupboard, power points.

### Outside

The chalet sits in beautifully maintained lawned grounds with parking and on-site facilities including a club house/restaurant, outdoor swimming pool and children's play area.

### Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2026 are a total of £1,914.61 including VAT. Included in this figure is an additional (optional) charge of £250 plus VAT for use of the swimming pool.

The chalet site opens fully from 1st March to 31st October. Out of season, you are able to use your chalet from Friday lunchtime to Monday lunchtime.

### Services

Mains water, electric and drainage.

### Directions

From our Stalham Office proceed along St Johns Road. At the junction with Brumstead Road turn right. At the 'T' junction turn right and then left at the mini roundabout onto Old Yarmouth Road. Take the second right turning into Rivemead and follow the road round until you reach the entrance to Broadside Chalet Park on the left. On arrival on site follow the one way system around the site passing the club house and heading back towards the exit. The property can be found across a lawned area on the right hand side, located by our 'For Sale' board.





### Council Tax

North Norfolk District Council. Band 'A'

### Location

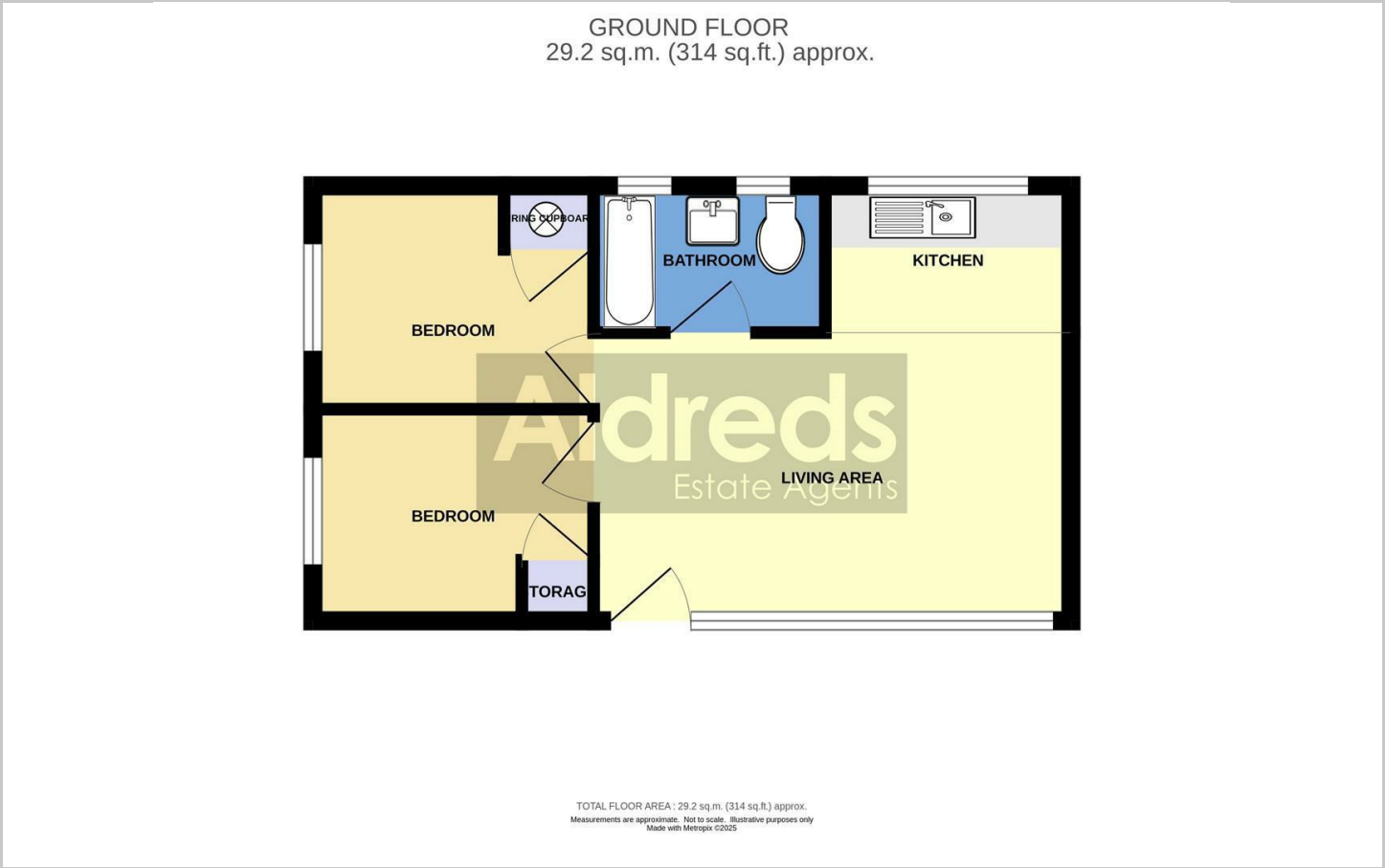
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

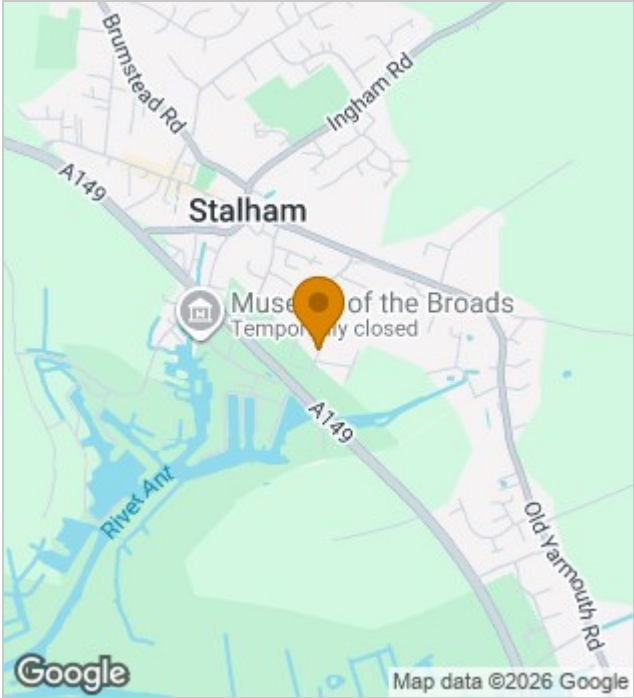
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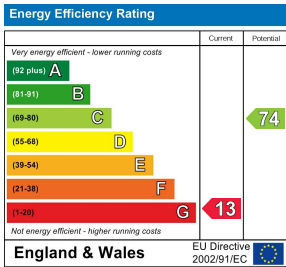
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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