

**Aldreds**  
Estate Agents



126 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

£36,500





## 126 Broadside Chalet Park

Stalham, Norwich, NR12 9PN

Aldreds are pleased to offer this two bedroom holiday chalet, situated in the sought after Broadside Chalet Park in Stalham. This well positioned chalet sits on the edge of this well maintained site and offers accommodation including an open plan kitchen/dining/living area, two bedrooms and a shower room. The Broadside Chalet Park offers an on-site clubhouse/restaurant, outdoor swimming pool (at extra annual cost) with a children's play area and communal lawned grounds. An ideal holiday home/let.

### Open Plan Living/Dining/Kitchen Area

14'9" x 13'6" reducing to 8'10" (4.51m x 4.14m reducing to 2.7m)

Front facing entrance door, front facing full width window, power points, television point, open plan kitchen area with rear facing window, with a range of modern fitted units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, doors leading off;

### Bedroom 1

8'7" x 6'10" (2.63m x 2.09m)

Window to rear aspect, built-in cupboard housing hot water cylinder with immersion heater, power points.

### Bedroom 2

8'7" x 6'6" (2.63m x 2m)

Window to front aspect, built-in cupboard, power points.

### Shower Room

Two rear facing obscure glazed windows, low level w.c, hand wash basin with tiled splash back, tiled shower cubicle with electric shower, heated towel rail.

### Outside

The chalet is situated nicely at the far end of the site, facing communal grounds with nearby parking available. The park offers an on-site clubhouse/restaurant, outdoor swimming pool (at extra annual cost) and a children's play area.







### Agents Note

The chalet is offered inclusive of furniture, fixtures and fittings, minus any personal belongings of the vendors.

### Tenure

Leasehold - the remainder of a 99 year lease which began in 1987. The service charges for 2023 were a total of £1,425.11 including VAT. There is an additional (optional) charge of £210.00 plus VAT for 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.

### Council Tax

North Norfolk District Council - Band: A.

### Services

Mains water, electric and drainage.

### Energy Performance Certificate (EPC)

EPC Rating: G.

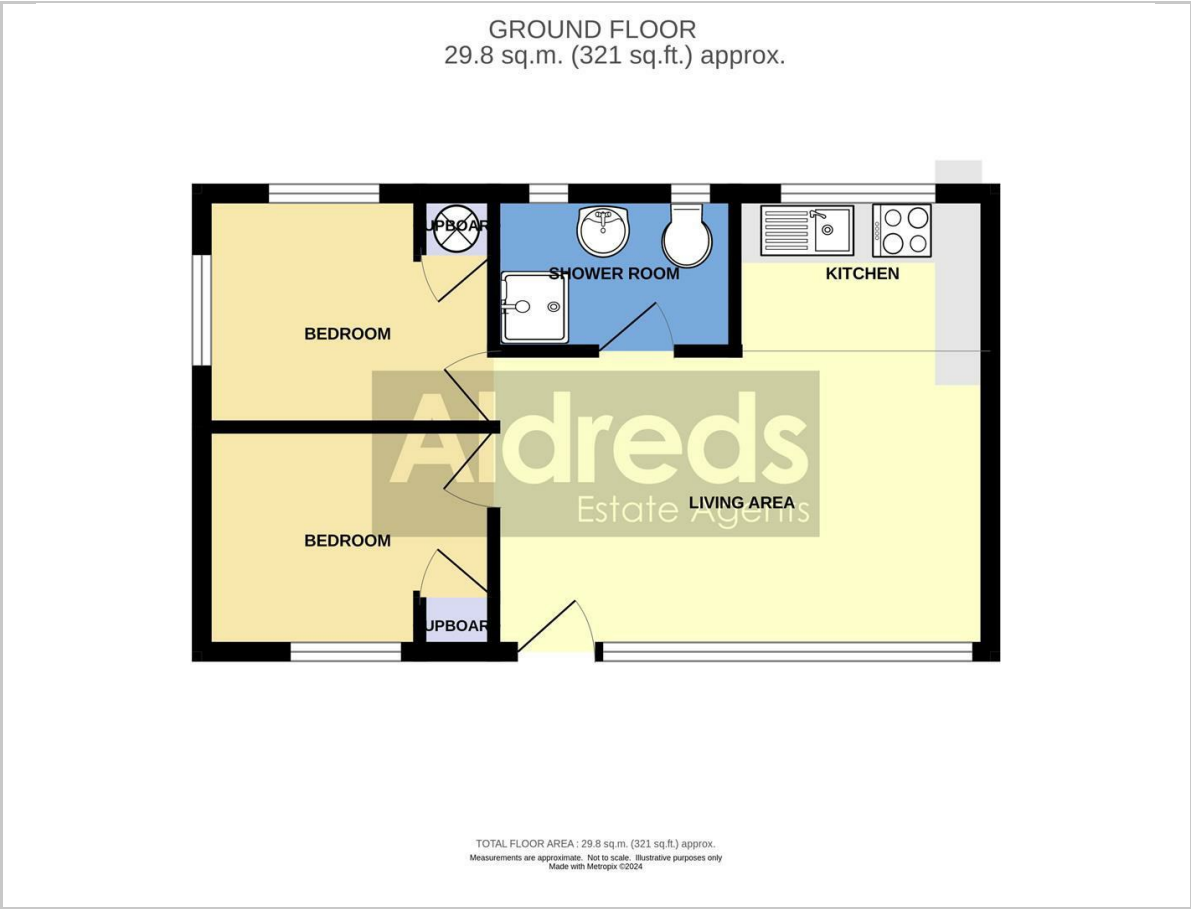
### Location

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 also handy for those looking to take advantage of the Broads network with a public staithe on the upper reaches of the River Ant. It also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

PJL/S9850

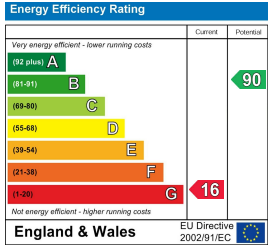
Floor Plan



Area Map



Energy Efficiency 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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