



15 Breydon Waters Butt Lane, Burgh Castle - NR31 9QB

£165,000 Leasehold

Introducing this well-presented two-bedroom detached bungalow, set within a fully residential community offering year-round occupancy. Immaculately maintained, the property features two double bedrooms, including a master with an ensuite and walk-in wardrobe, a modern fitted kitchen, a spacious lounge and dining area, a contemporary family bathroom, and an alarm system. Outside, there's a low-maintenance enclosed garden, off-road parking for two vehicles, and access to on-site facilities with resident discounts. Located in the historic village of Burgh Castle, the property enjoys a peaceful and scenic setting with convenient access to both countryside and coast, as well as being just a short drive to Great Yarmouth's beaches, attractions, and entertainment.

Location

Breydon Waters is located on Butt Lane in the historic village of Burgh Castle, offering a peaceful setting close to the Norfolk Broads and the coast. The park sits near the edge of Breydon Water, a large tidal estuary that attracts a wide range of birdlife and provides scenic walking routes. It's just a short drive from the seaside town of Great Yarmouth, known for its beaches, attractions, and entertainment. The area is well suited for those who enjoy nature, outdoor activities, and easy access to both the countryside and the coast. Local pubs, shops, and family-friendly amenities are nearby, making it a convenient and appealing location for both short breaks and longer stays.



Agents notes

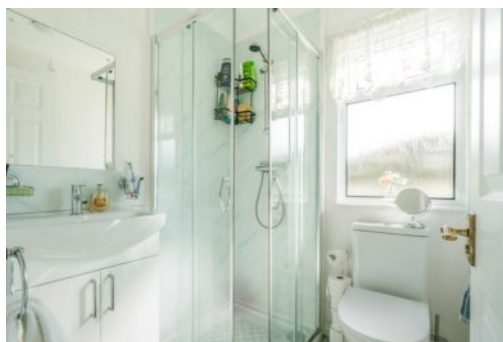
We understand that the property will be sold leasehold, connected to mains services, water, electricity and drainage.

Annual rolling lease

Ground rent and service charge: £1,586 per annum

Heating system- LPG heating

Council Tax Band- A



Breydon Waters Butt Lane, Burgh Castle

Upon entry, the entrance hall welcomes you with a convenient storage cupboard, setting the tone for practicality and organisation.

Continue through the property and you'll find the bright and spacious lounge, featuring two bay windows that fill the room with natural light. A fireplace adds a cosy touch, while the open-plan layout leads into the dining room, offering extra space for entertaining or everyday dining.

A door leads from the dining area into the modern fitted kitchen, boasting wood-effect cupboards, ample counter space, and convenient features such as plumbing for a washing machine. Two generous storage cupboards enhance the functionality of the kitchen, while a separate door grants easy access to the outside space.

The accommodation comprises of two double bedrooms, with the master bedroom boasting the luxury of an ensuite bathroom complete with a shower and a walk-in wardrobe for added convenience. The second bedroom also offers a built-in cupboard, catering to ample storage needs.

Completing the interior layout is a contemporary family bathroom featuring a sleek vanity unit with an inset basin, alongside a panelled bath equipped with a shower and screen for a touch of luxury.

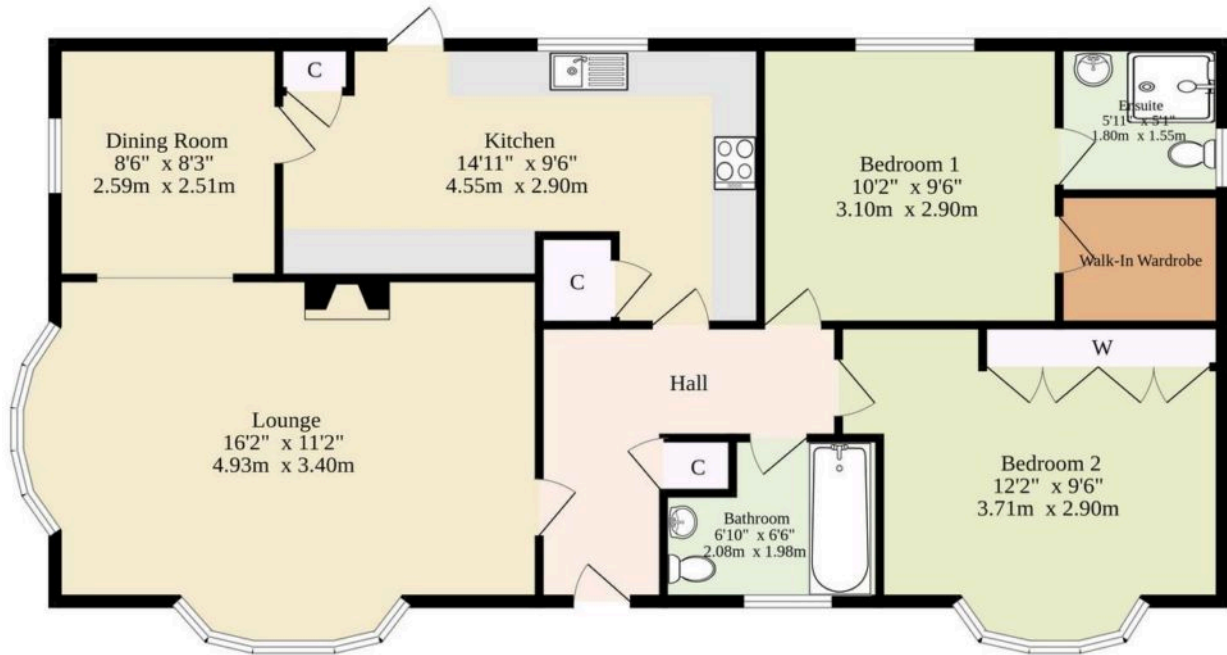
Stepping outside, you are greeted by a low-maintenance enclosed garden area featuring brickweave flooring, a paved seating area, and practical outdoor lighting. Additionally, a storage shed offers space for storing gardening tools or outdoor equipment, enhancing the functionality of the outdoor space.

The property further boasts off-road parking for two vehicles, ensuring convenience for residents and visitors alike.

Residents of this exclusive community benefit from discounted access to on-site facilities, including a pool, entertainment venues, and dining options. An optional membership to the owners club is available for a nominal annual fee, granting additional perks and privileges to enhance the lifestyle experience.



Ground Floor
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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