



22 Breydon Waters Butt Lane, Burgh Castle

Great Yarmouth



Minors & Brady

22 Breydon Waters Butt Lane

Burgh Castle, Great Yarmouth

A sense of easy, settled living greets you from the moment you arrive at this detached chalet, set within the calm and well-kept surroundings of Burgh Castle's highly regarded over-55s residential community. It's a home that lends itself to a slower, more enjoyable pace of life, one where everyday comfort, low-maintenance design and a friendly year-round setting come together effortlessly. Inside, the sociable kitchen, bright living and dining space, and two well-appointed bedrooms, including a private principal suite, create a warm and practical layout. Outside, the paved garden and neat driveway offer simple, appealing spaces to enjoy without the burden of ongoing upkeep. With the option to be sold fully furnished, it's an inviting opportunity for anyone seeking a relaxed, ready-to-enjoy home close to the Norfolk Broads and the coast.

Agents Notes

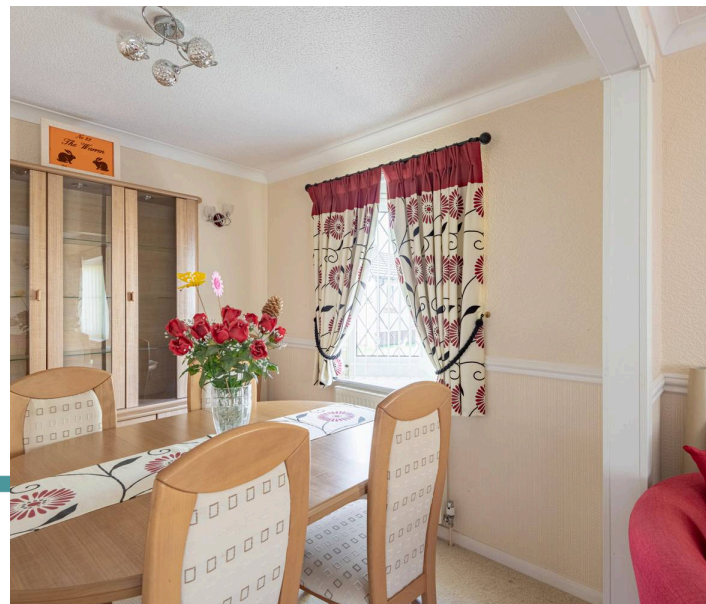
Leasehold.

Site charge: £121 pcm.

Connected to mains water, electricity and drainage.

Calor gas heating.

Please call our Caister office for further information.



M&B

22 Breydon Waters Butt Lane

Burgh Castle, Great Yarmouth

- Detached chalet positioned on the esteemed Parkdean Resorts Holiday Park in the desirable area of Burgh Castle, Norfolk
- Over 55's 12-month residential site
- Opportunity to be sold fully furnished!
- Kitchen fitted with modern units, an integrated oven, a washing machine and a breakfast bar unit
- Comfortable, double-aspect living room featuring a feature fireplace, effortlessly flowing into the dining room for relaxation and entertaining
- Principal bedroom benefiting from a walk-in wardrobe and a private en-suite shower room
- Second bedroom offering comfort and privacy, with built-in wardrobes
- Bathroom comprising of a three-piece suite
- A private, low-maintenance garden that is predominately paved, with space for seating arrangements and potted plants
- Brick-weave driveway providing off-road parking and a maintained frontage for kerb appeal



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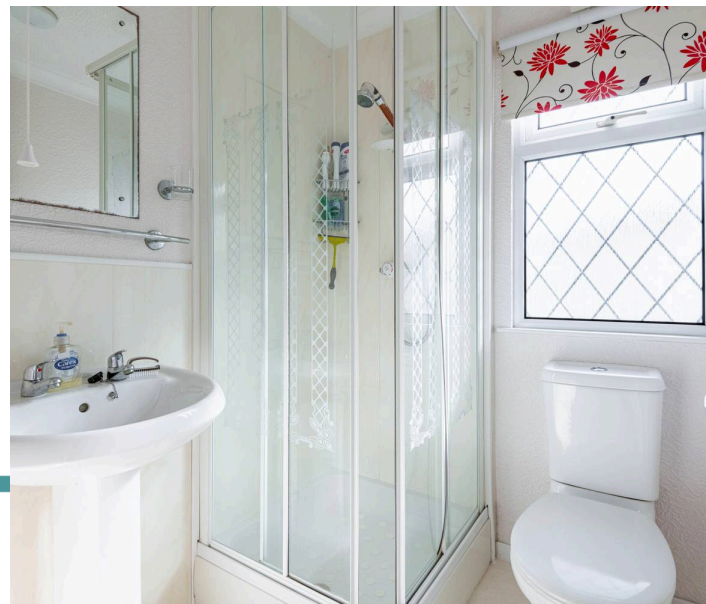
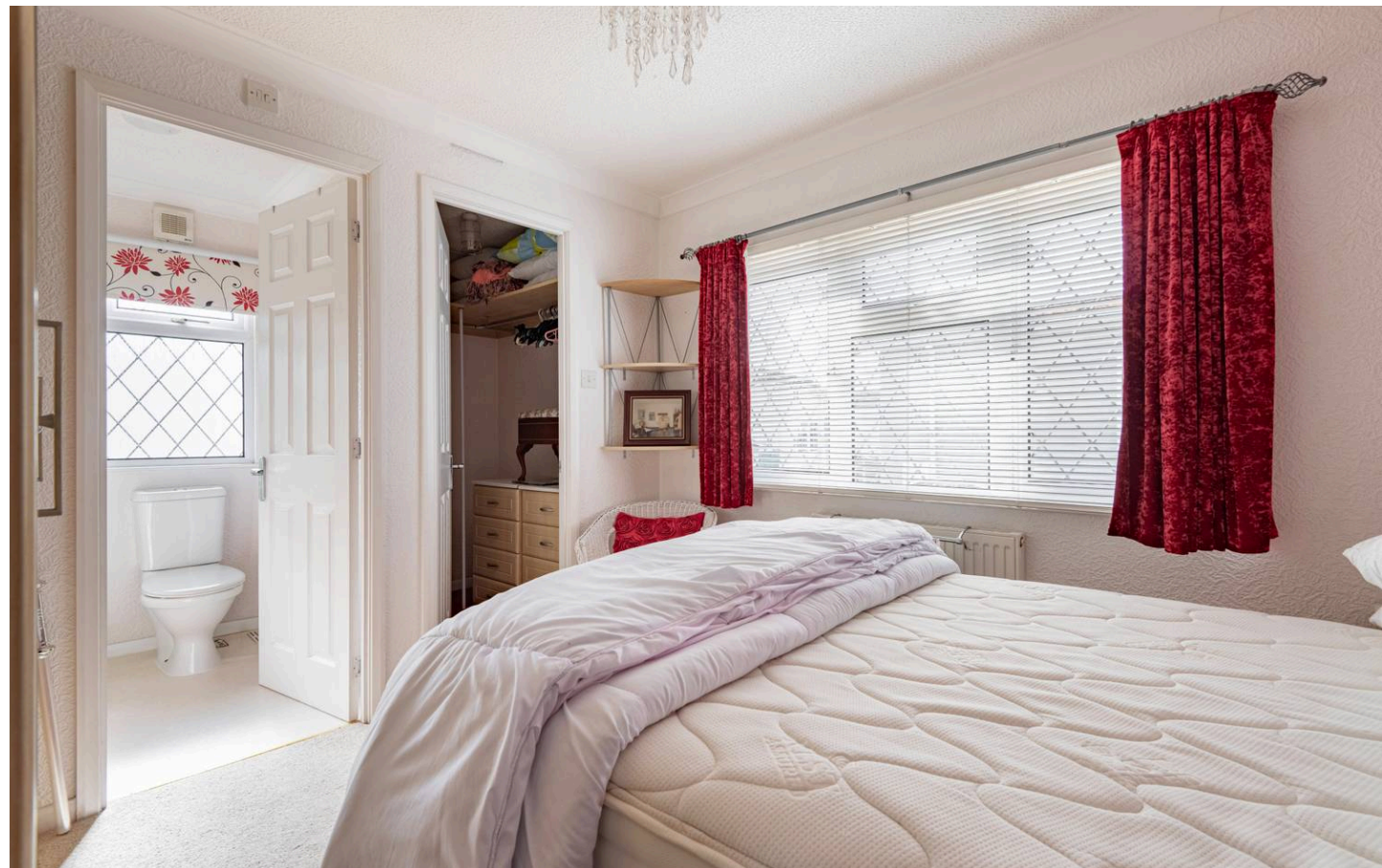
22 Breydon Waters Butt Lane

Burgh Castle, Great Yarmouth

Burgh Castle

Parkdean's Burgh Castle Holiday Park sits just off Butt Lane, tucked beside the wide, open marshes that look out toward the River Waveney. The setting feels calm and spacious, with big skies, quiet lanes, and that classic Norfolk mix of water, woodland and coastline all within easy reach. Day-to-day needs are simple to cover: Burgh Castle has a small convenience shop, and the closest full supermarket is Tesco Superstore in Gorleston, around a 10-minute drive. Transport links are straightforward to, local buses run toward Gorleston and Great Yarmouth, and the A143 gives quick access to the wider Norfolk and Suffolk coast.

Lifestyle here leans outdoorsy and relaxed. You've got the Burgh Castle Roman Fort a short walk away, perfect for sunset views over the marshes. Gorleston adds a long, clean beach, a clifftop promenade, and a growing food scene. Great Yarmouth brings the livelier side of coastal life: the Pleasure Beach, the Hippodrome Circus, the Venetian Waterways, and a wide stretch of seafront for classic holiday energy. It's a spot where slow mornings, easy coastal drives, and plenty of fresh air shape the rhythm of your stay.



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22 Breydon Waters Butt Lane

Burgh Castle, Great Yarmouth

Detached and quietly positioned within the esteemed Parkdean Resorts Holiday Park in Burgh Castle, this well-presented chalet offers a calm, lifestyle-led setting exclusively for the over-55s, with the rare advantage of 12-month residential occupancy. It presents an appealing opportunity for those seeking a low-maintenance home in a friendly community, with the option to be sold fully furnished for an effortless move.

The interior has been thoughtfully arranged to create a sense of comfort and ease. The kitchen features modern fitted units, an integrated oven, a washing machine and a practical breakfast bar, forming a sociable hub for everyday living. From here, the home flows into a double-aspect sitting room where a feature fireplace adds warmth and character. This space opens naturally into the dining area, offering an inviting setting for relaxed meals or hosting friends.

The principal bedroom provides a peaceful retreat, complete with a walk-in wardrobe and a private en-suite shower room. A second bedroom, fitted with built-in wardrobes, offers further comfort for guests or flexible use. A separate bathroom with a three-piece suite completes the accommodation.

Outside, the property enjoys a private, low-maintenance garden, predominantly paved to allow for easy upkeep while still providing space for seating, potted plants and moments of quiet enjoyment.

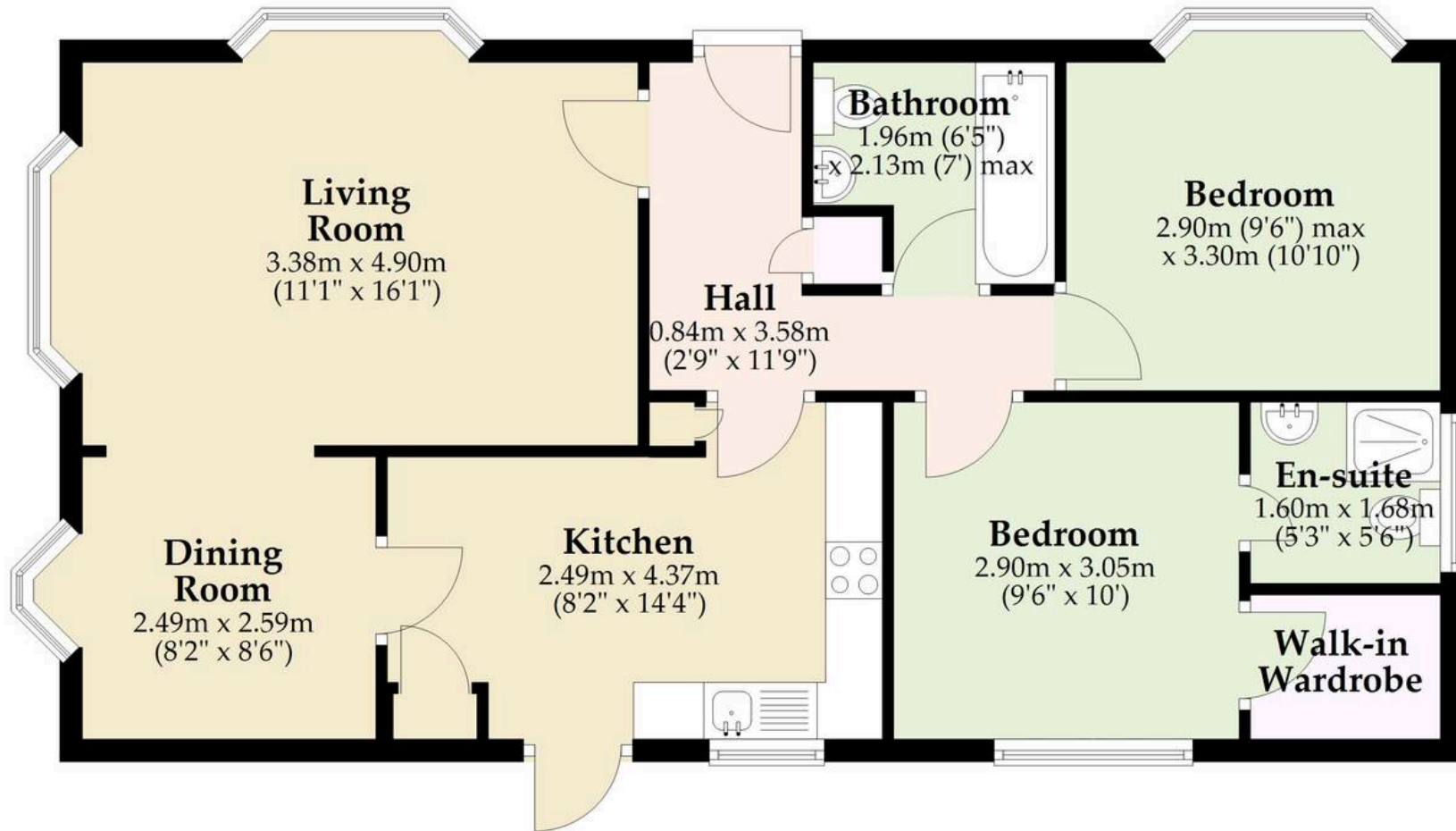
A brick-weave driveway offers off-road parking, and the neatly maintained frontage enhances the overall kerb appeal.

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Ground Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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T: 01603 210378
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