

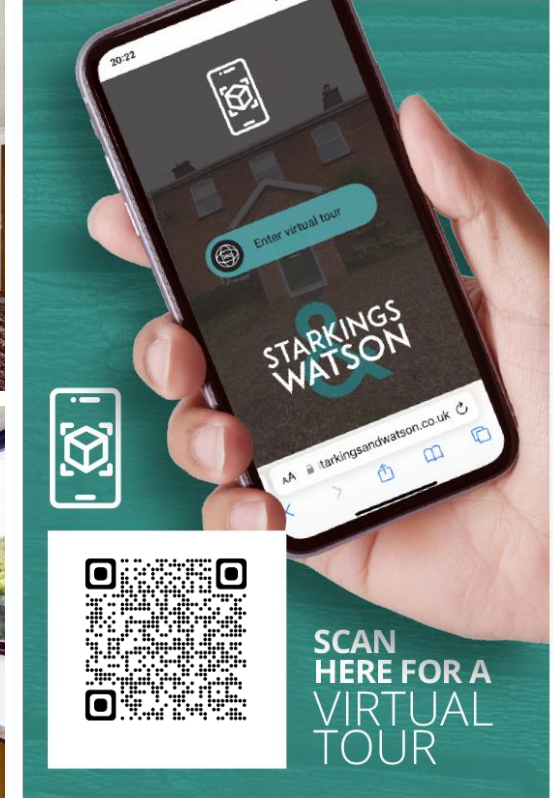
STEPSHORT

Belton, Great Yarmouth NR31 9JS

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- No Chain
- Sizeable & Private Plot of 0.65 Acres (stms)
- Clear Development Potential (stp)
- Bungalow on Footprint of 1100 Sq. Ft (stms)
- Four Bedrooms & Two Receptions
- Mature & Wooded Gardens
- Large Detached Double Garage
- Sought After Village Location

IN SUMMARY

NO CHAIN. Located between the popular locations of Burgh Castle and Belton you will find this DETACHED BUNGALOW offering an EXCITING OPPORTUNITY FOR RE-DEVELOPMENT. The spacious detached bungalow spanning 1100 Sq. ft (stms) occupies a STUNNING MATURE PLOT of over 0.65 ACRES (stms), and could be comfortably re-developed if desired and subject to the correct planning permissions. Having been owned by the same family for a number of years, internally you will find FOUR BEDROOMS, kitchen, hallway, family bathroom and TWO RECEPTION ROOMS. Externally is where the property really comes alive, with a wonderful MATURE PLOT offering extensive lawns, trees, shrubs, wooded areas and a LARGE DETACHED GARAGE/WORKSHOP. To the front there is also gated driveway parking along with GAS FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING.

SETTING THE SCENE

The property is approached via its own access from Stepshort with a wrought iron fencing enclosing the frontage, and double gates opening onto the

driveway. The hard standing provides off road parking for a number of vehicles with timber gates leading to further parking to the side of the bungalow. The frontage also offers generous lawns and mature hedging and a pathway to the main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance porch leading to the main hallway. The first room to the left is the main family bathroom. Four ample double bedrooms then lead from the hallway, with two to the front and two the rear. The main reception space comprises two generous rooms which are open plan to one another. The living area benefits from a gas fire with the dining area opening onto the rear garden, as well as benefiting from the rear porch. The kitchen leads from the living room and houses a range of kitchen units and rolled edge work surfaces as well as space for various white goods, electric oven, gas hob and gas fired boiler.

THE GREAT OUTDOORS

This majestic rear garden offers an incredible amount of private space, a lot more than you would expect to find in this location. The plot extends to almost 3/4 of acre (stms) and comprises mainly expansive and well kept lawns, with mature tress shrubs and hedging. Leading from the rear of the bungalow there is a large paved terrace and further hard standing. As you wind your way down the plot which bends to the left you will find even more private and wooded areas initially



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hidden from view. The garden really is something special but also offers the opportunity for further development due to its size (stp). Within the garden you will also find a large detached double garage/workshop with double doors to the front, a side door, power and light as well as a greenhouse and selection of sheds.

OUT & ABOUT

The village of Belton is conveniently placed for access to the seaside resorts of Gorleston and Great Yarmouth, with their beautiful beaches, as well as the stunning Norfolk coastline and a wealth of local attractions. Belton offers various local amenities, including shopping and schooling, with a wider range in nearby Bradwell. The property offers convenient access across to the A146 and A47, for access to Norwich, Beccles and beyond.

FIND US

Postcode : NR31 9JS

What3Words : ///concluded.token.both

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 1095.09 ft²
 101.74 m²

