

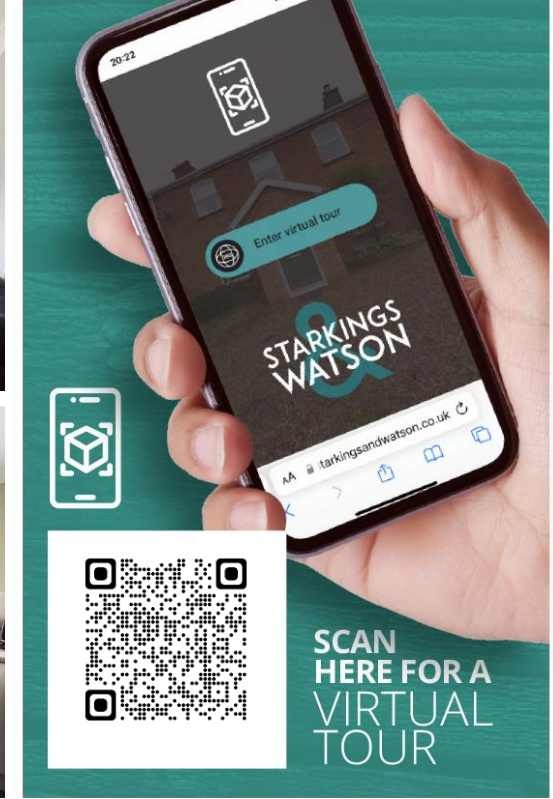
GORSE CLOSE

# Belton, Great Yarmouth NR31 9LS

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- End Terrace Home
- Popular Village Location
- Large Kitchen/Dining Room
- Sitting/Dining Room to Rear
- Three Ample Bedrooms
- Wet Room/Shower Room
- Private Garden to Rear
- Ideal First Time Purchase

### IN SUMMARY

This END TERRACE home offers THREE BEDROOMS and is located in the sought after location of BELTON. Tucked up the end of the CUL-DE-SAC and boasting a SPACIOUS FEEL throughout, the property enjoys a bright feel with lots of natural light. Internally you will find a welcoming entrance hall way, large SITTING ROOM to the rear and bright KITCHEN/DINING ROOM to the front. On the first floor there are THREE AMPLE BEDROOMS, one of which is being used a HOME OFFICE, as well as a spacious shower room/wet room. Externally there is a private and enclosed REAR GARDEN, with an attractive front garden. Parking is non-allocated but there is a communal car park for residents to use close by. The property is completed with GAS fired CENTRAL HEATING and benefits from uPVC DOUBLE GLAZING.

### SETTING THE SCENE

The property is approached via a pedestrian access only, tucked away at the bottom of the cul-de-sac. The access to the front is shared in part with the neighbour then leading to a large lawned frontage

with mature trees and shrubs, pathway to the covered main entrance door and side access leading round to the back garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs leading to the first floor landing, built-in storage and useful under-stairs area. The kitchen is located to the right offering ample cupboard storage and rolled edge work surfaces. as well as space for various white goods and a breakfast table. The sitting room to the rear is a lovely bright space overlooking the garden with wood effect flooring and an attractive alcove, as well as porch leading to the rear garden. Heading up to the first floor landing you will find the third bedroom to the rear currently used as a home office. The main bedroom is also located to the rear overlooking the garden. There is a further double to the front and the shower room/wet room is found to the front with tiled splash backs and an extractor fan. The property benefits from uPVC double glazing and CAT 5 cables network points for internet.

### THE GREAT OUTDOORS

The private rear garden is a blank canvas with lawned areas and paved patio ideally suited for a table and chairs. Within the garden there is also a brick built shed and gated access to the rear. The garden is fully enclosed with timber fencing and mature hedging.



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### 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 9LS

What3Words : ///donor.minus.darts

### VIRTUAL TOUR

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

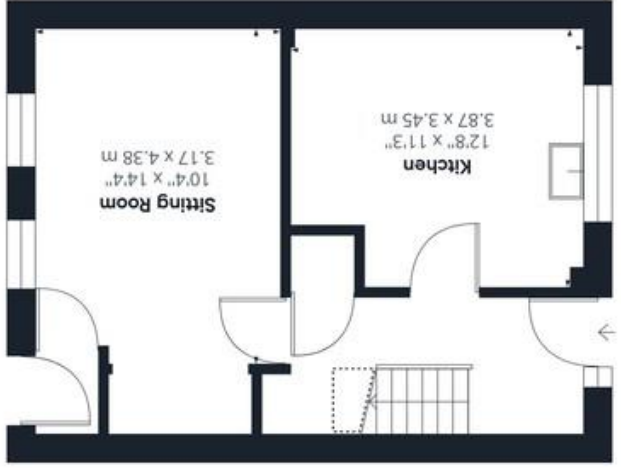
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Price:



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

791.40 ft<sup>2</sup>  
73.52 m<sup>2</sup>

Reduced headroom

9.86 ft<sup>2</sup>  
0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

STARKINGS  
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