

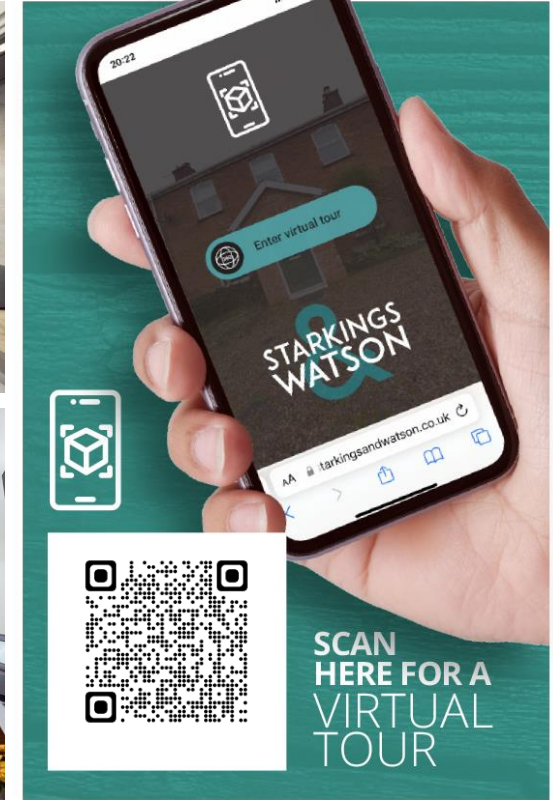
SELWYN DRIVE

Belton, Great Yarmouth NR31 9LR

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Bungalow
- Popular Village Location
- Quiet Cul-De-Sac
- Presented In Immaculate Order
- Brand New Sleek & Modern Kitchen/Utility
- Sitting & Dining Room
- Two Double Bedrooms
- Landscaped Garden, Garage & Driveway

IN SUMMARY

Located on a QUIET CUL-DE-SAC within the popular village of BELTON you will find this beautifully maintained and very well presented TWO BEDROOM DETACHED BUNGALOW, nestled quietly towards the end of the road. Having been extensively updated and upgraded by the current owners you will find nothing needs doing. Internally you will find an entrance hall, leading to two DOUBLE BEDROOMS and a shower room. There is then a separate DINING ROOM leading to the SITTING ROOM opening onto the rear garden. The real selling point is the NEWLY INSTALLED SLEEK AND MODERN Wren kitchen and utility room - fully integrated. There are various additions including new flooring, new radiators, new internal doors and externally a newly laid resin driveway providing ample parking as well as garage and low maintenance LANDSCAPED SOUTH FACING rear garden.

SETTING THE SCENE

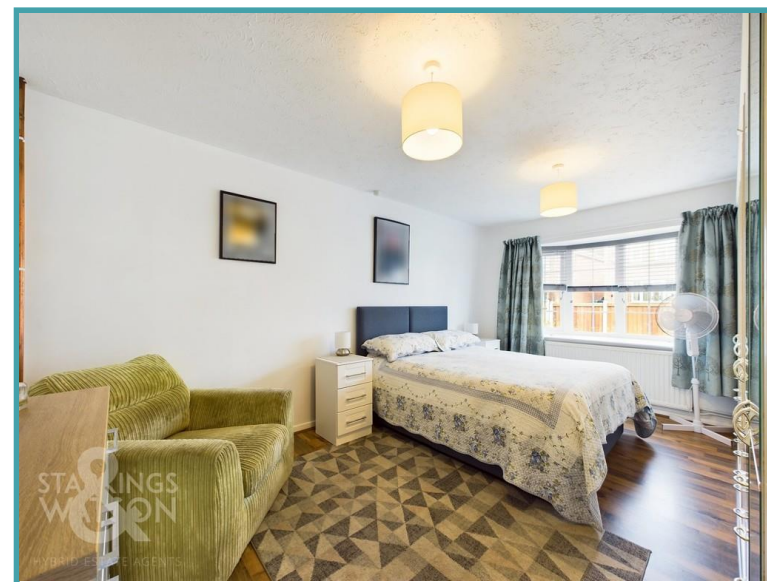
Approached via a newly laid resin driveway providing ample off road parking to the side, this in turn leads to the garage to the side. The main entrance door can be found to the side off the driveway. The front garden is gated and fenced and provides pleasant lawns with wildflower areas and a side gate leading to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the side you will initially find the shower room to the left, with vanity storage, double shower and a heated towel rail. Also leading off the hallway are two double bedrooms to the front, one of which has a built-in cupboard and the impressive main bedroom which has plenty of space for a range of wardrobes as well as a bay window to the front. The next room leading from the hallway is the dining room with the same wood effect flooring which runs throughout. The dining room leads straight into the sitting room with a feature fireplace and access onto the rear garden. The kitchen can be found off the sitting room which has been completely re-fitted and offers plenty of sleek cupboard storage with squared edge work surfaces over as well as integrated fridge/freezer, dishwasher, eye level oven, microwave, electric hob and space for washing machine. The kitchen also provides access to the rear garden.

THE GREAT OUTDOORS

The beautifully kept south facing landscaped rear garden is presented in immaculate order and is the



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



perfect place to enjoy summer days and evenings. The garden comprises of two paved patio areas and an artificial lawn area with plenty of space for pots as well as planting borders to the bottom. The garden offers access to the garage as well as gated side access to the driveway and side access leading to the front garden.

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 9LR

What3Words : ///proposes.ruffling.lift

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.

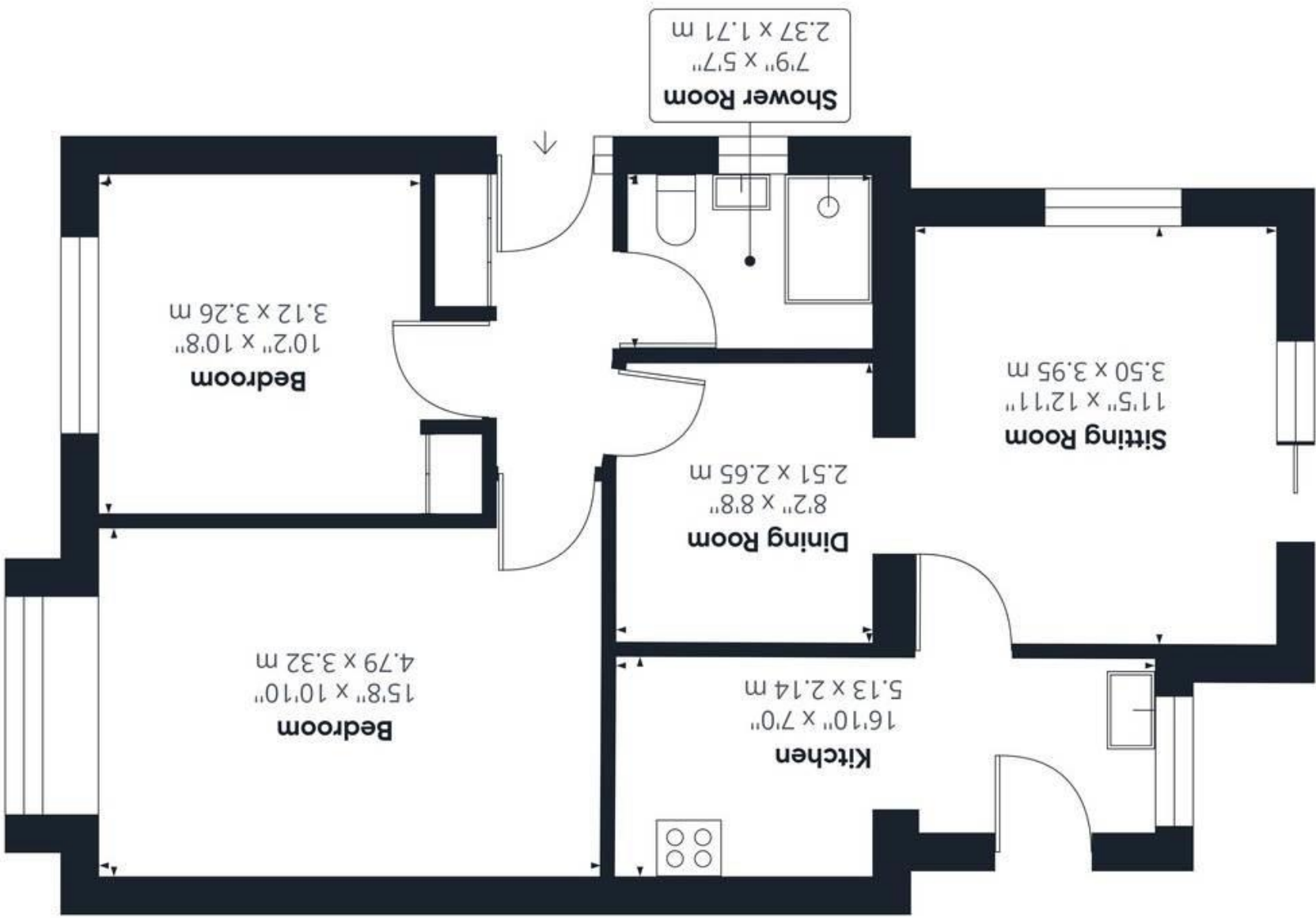
Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Building 1



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)
739.77 ft²
68.73 m²