

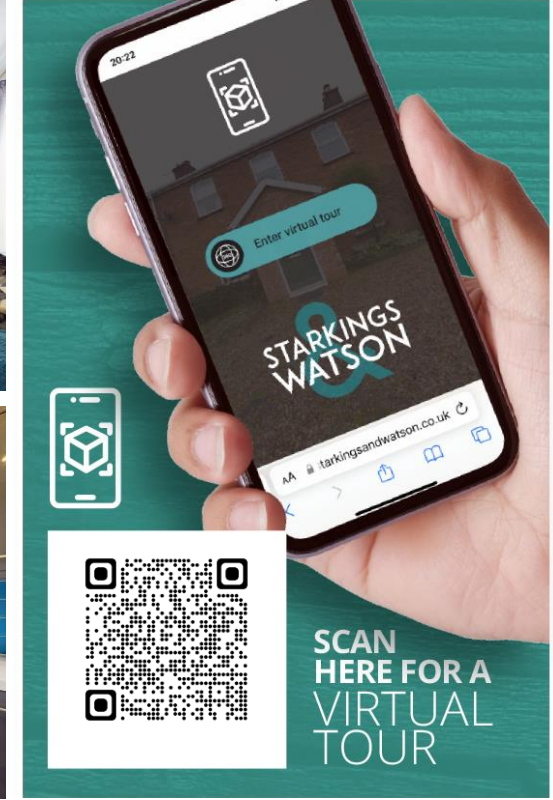
ROSEDALE GARDENS

Belton, Great Yarmouth NR31 9PL

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Semi Detached Home
- Popular Village Location
- Extended and Renovated Kitchen
- Sitting & Dining Room With Woodburner
- Three Bedrooms
- Bathroom & W/C
- Gardens to Front and Rear
- Garage and Parking

IN SUMMARY

Located within the popular village of BELTON close to the coast with a range of LOCAL AMENITIES on offer you will find this EXTENDED and IMPROVED SEMI-DETACHED HOME. The property can be found accessed from a small cul-de-sac off Rosedale Gardens OR from Bracon Road, with PRIVATE GARDENS to both front and rear. From Rosedale you will find a SINGLE GARAGE and PARKING SPACE in front. Internally the house offers almost 1000 SQ FT (stms) with a porch and hallway, w/c, RECENTLY RE-FITTED HIGH GLOSS KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. There are then two reception rooms, a sitting room and dining room. On the first floor you will find THREE ample bedrooms and a re-fitted family bathroom. The property offers uPVC double glazing and GAS FIRED central heating.

SETTING THE SCENE

The property can be approached via the front or the back. The front is accessed from the small and quiet offshoot of Rosedale gardens with a single en-bloc garage and parking space in front and then a paved

pathway leading to the secure gate. The gate leads into a private lawned garden with pathway leading to double doors into either the kitchen or the sitting room. The front garden is private with timber fencing and a timber shed.

THE GRAND TOUR

Entering the house via the back door you will find a porch entrance leading into the hallway with w/c and stairs to the first floor. The kitchen is found to the right which has been recently renovated and converted. The modern high gloss kitchen features plenty of cupboard storage with solid worktops over as well as integrated appliances to include dishwasher, microwave, oven, induction hob, fridge/freezer and washing machine. There is plenty of space to the other end of the room for a dining table as well as a sky light allowing plenty of light and double doors leading to the garden. There are then internal doors leading to the sitting room with feature fireplace housing a woodburner and double doors onto the garden. A set of internal doors then lead into another reception currently used as a dining room with a door into the hallway. Heading up to the first floor landing there is an airing cupboard and loft hatch access. To the front of the house there are two comfortable bedrooms. The main bedroom is found to the rear with large built in wardrobes. The family bathroom has been re-fitted with a shaped bath with shower over as well as w/c and hand wash basin set within a vanity unit.



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THE GREAT OUTDOORS

As mentioned there are private gardens to front and rear. To the rear of the house, you will find further lawned gardens accessed via the porch with timber outbuildings, and a paved pathway leading from the rear gate. There is also timber fencing enclosing. The gate provides access onto Bracon Road.

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 9PL

What3Words : ///panting.dentistry.asking

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^m

915.3 ft²

85.03 m²

