



Beccles Road, Belton - NR31 9JQ

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HYBRID ESTATE AGENTS



Beccles Road

Belton, Great Yarmouth

NO CHAIN. Enjoying an enviable position SURROUNDED BY FARMED FIELDS sits an EXTENDED and FULLY RENOVATED COTTAGE combining modern comforts and CHARACTER CHARM seamlessly. The ground floor offers a PORCH EXTENSION to the front leading into an open SITTING ROOM with WOOD BURNER and DINING ROOM sat behind. To the very rear of the home is a modern kitchen with INTEGRATED COOKING APPLIANCES and a separate rear porch with UTILITY CUPBOARD. The first floor landing is found via a BESPOKE BUILT STAIRCASE, handcrafted during the renovation to a split landing giving access to TWO DOUBLE BEDROOMS and a FOUR PIECE FAMILY BATHROOM suite. The rear garden reaches back initially offering a PRIVATE PATIO seating area then leading towards a lawn garden space with uninterrupted views into the neighbouring fields and stunning countryside. To the front of the home, a DRIVEWAY has been added as well as a GARAGE/WORKSHOP with full electric and a cold water sink.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain
- End Of Terrace Cottage
- Fully Renovated To A Very High Standard
- Panoramic Field Views & Unspoilt Walks On Your Doorstep
- Sitting Room With Wood Burner Flowing Into Dining Room
- Two Double Bedrooms
- Two Story Extension To Create Upstairs Bathroom
- Private Garden, Driveway & Garage/Workshop

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.



SETTING THE SCENE

The property is set back from the street sitting adjacent to farmed fields and tall countryside hedgerows. A brick weave driveway sits towards the very front of the property giving off road parking whilst a porch extension sits towards the front of the home operating as the main entrance with secondary entrance being found to the side of the property. Also at the very front access to an extended portion of the home giving a garage and workshop space can be found with either single or double swinging doors for both for personal or vehicular access onto the inside.

THE GRAND TOUR

The porch is the first place to greet you giving the ideal space to slip off coats and shoes after enjoying the neighbouring countryside set upon tiled flooring. Once inside the hard wearing wood effect Karndean flooring reaches through the sitting and dining room. The fully re-plastered and redecorated living space still boasts character charm with solid timber beams upon the ceiling and a feature red brick fireplace currently housing a cast iron wood burning fire. The front of the property is overlooking the field adjacent through bespoke uPVC double glazed windows to match the aesthetic of the property. Through a red brick archway the dining room sits just behind creating a fantastic free flowing feel to the ground floor accommodation. The space here is more than large enough to accommodate a formal dining suite with further storage solutions and soft furnishings with the added benefits of understairs storage. To the very rear of the home a modern country style kitchen can be found with a wide array of wall and base mounted storage units set with tiled splashbacks and wood work surfaces whilst leaving room for integrated cooking appliances to include dual eye level ovens and a hob with extraction above. Sitting directly opposite this is further storage space where a fridge can be housed as well as further storage shelving units. The rear lobby gives a second access space through a stable door and handy utility cupboard where plumbing can be found for a washing machine.

Heading up to the first floor landing where the property splits in each direction to take you into each of the double bedrooms. The largest sits at the very front of the property, being generous in size, this space again fully encapsulates the views to the front of the home through the double glazed windows with a large open carpeted floor space more than suitable for a double bed with further storage solutions and the added benefit of wall to wall fitted wardrobes with the wardrobes to the very right being both lighted and heated. The slightly smaller room sits towards the rear of the property again due to the position of the home perfect to enjoy views of the surrounding fields. Whilst this room currently serves as a guest bedroom and home office, it could easily accommodate a double bed or to suit a similar purpose if desired. Towards the very rear of the home in an extended portion, a four piece family bathroom suite can be found - within this is a corner shower unit and double ended bath featuring a tall electric heated towel rail and dual overhead lighting system giving both white and blue lighting.

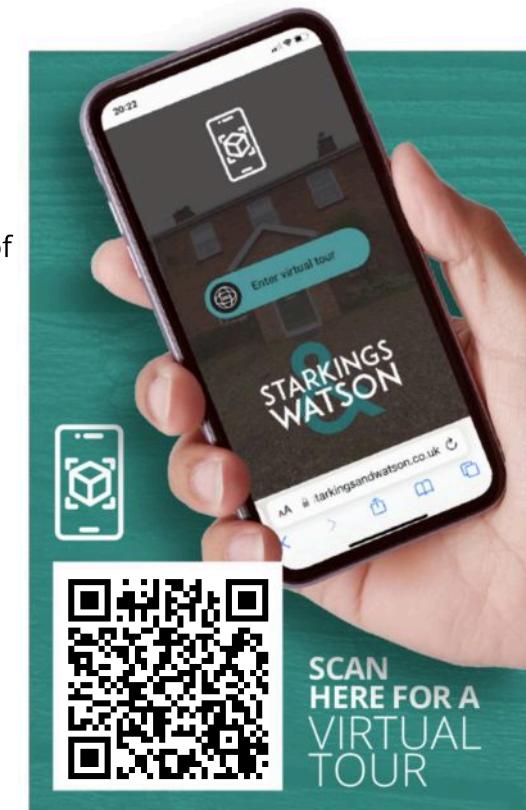
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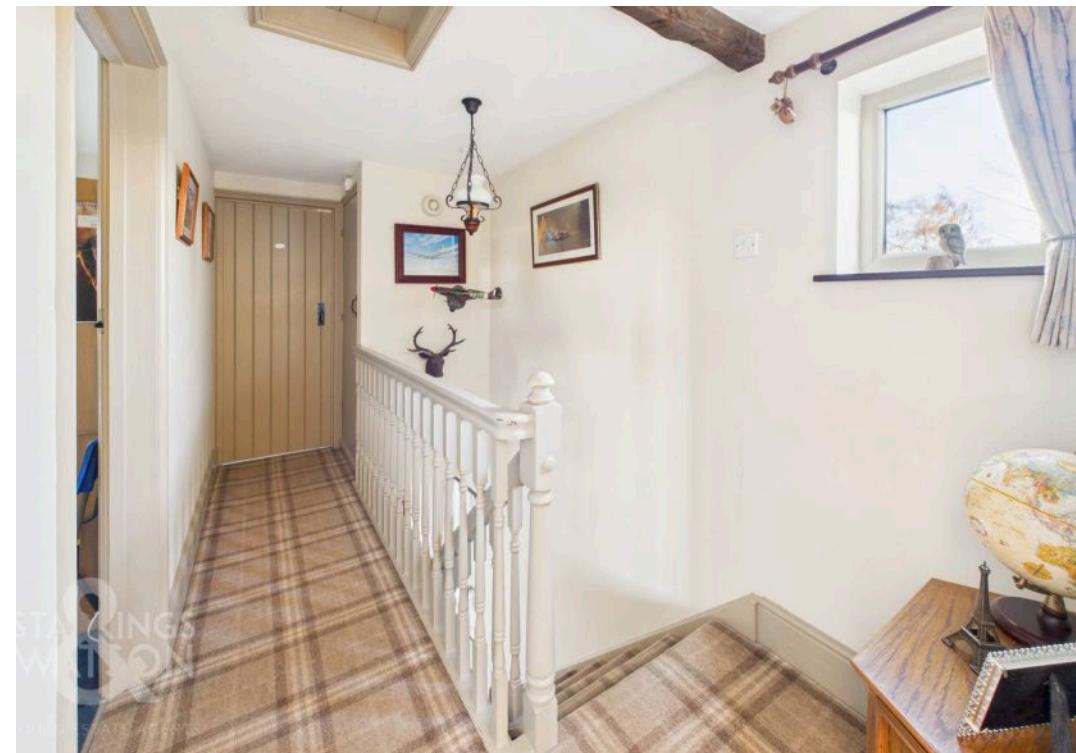
Postcode : NR31 9JQ

What3Words : //bells.jolly.quail

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers the perfect space to sit and enjoy the warmer months where initially a patio seating area is perfectly positioned to retain privacy, whilst a gentle incline takes you towards a larger portion of the garden, predominantly laid to lawn with multiple colourful planting borders and edges. The space retains vibrancy even in the colder months with a lower level timber fence purposefully positioned to enjoy the surrounding beauty of the location.



Ground Floor

Approximate total area⁽¹⁾

892 ft²

83.1 m²

⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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