



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.bycroftstateagents.co.uk
01493 664000
residential@bycroftstateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



10 Heather Gardens
Belton, Great Yarmouth, NR31 9PP

Offers Over £315,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to present this beautifully presented and extended three bedroom detached family residence together with a one bedroom self contained annexe situated in this popular and sought after cul-de-sac location in the village of Belton. The property offers spacious accommodation throughout together with driveway, garage and well maintained enclosed rear garden. Accommodation comprises spacious entrance hall, lounge/diner, kitchen/breakfast room, utility, cloakroom, first floor landing, three bedrooms, bathroom, front garden with driveway and garage, enclosed rear garden with home office and one bedroom annexe, gas central heating and double glazing.

SPACIOUS ENTRANCE HALL

composite entrance door with frosted fixed side panels; stairs to first floor; side window; radiator.

KITCHEN / BREAKFAST ROOM

15' 10" x 12' 1" (4.83m x 3.68m) worktop with a range of base cupboards and drawers; integrated fridge freezer, microwave and dishwasher; eye level oven; four ring hob with light and extractor; wall units; central island/breakfast bar with cupboards and drawers; sink with mixer tap; side window; sloping ceiling with two Velux windows; radiator; large French doors with fixed side panels out to rear garden.

LOUNGE / DINER

21' 10" x 13' 2" (6.65m x 4.01m) window to front aspect; two further windows to side; two radiators; downlights; understairs storage cupboard; media wall with shelving under.

UTILITY ROOM

4' 11" x 7' 7" (1.5m x 2.31m) worktops with base cupboards and drawers; space and plumbing for washing machine; space for tumble dryer; wall units; side window; downlights.

CLOAKROOM

wc; pedestal wash hand basin; radiator; downlights.

FIRST FLOOR LANDING

side window; access to roof space; airing cupboard housing Worcester gas boiler.

BEDROOM 1

12' 9" x 7' 11" (3.89m x 2.41m) window to front aspect; radiator.

BEDROOM 2

8' 11" x 9' 2" (2.72m x 2.79m) window to rear aspect; radiator.

BEDROOM 3

7' 6" max x 8' 0" (2.29m x 2.44m) window to front aspect; radiator.

BATHROOM

bath with curved screen, mixer tap and mains shower fittings; vanity unit comprising wash hand basin with mixer tap, wc with concealed push button cistern and storage cupboards; frosted window; chrome heated towel rail; downlights.

OUTSIDE

To the front of the property there is a low maintenance garden mainly laid to shingle with borders containing shrubs and plants and steps up to the entrance door. Driveway and single garage with electric rollerdoor. Side access gate and pathway with outside tap. To the rear there is a well presented, enclosed garden with paved patio area, lawn, borders well stocked with shrubs and plants and timber shed. Home office measuring 7' 6" x 7' 1" with UPVC doors out to garden, electric panel heater and downlights. Decked patio area leading to a superb Annexe.

ANNEXE - LOUNGE / KITCHEN / BEDROOM

18' 6" x 9' 7" (5.64m x 2.92m) electric panel heater; worktop with base cupboards; space for fridge; UPVC French doors out to rear garden.

ANNEXE SHOWER ROOM

large shower cubicle with Triton mains shower fittings; wash hand basin with mixer tap and storage cupboard under; wc; frosted window; electric panel heater.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

COUNCIL TAX

This property is currently listed as Band C.

