



9 St. Annes Way, Belton

£200,000 Freehold

This bungalow offers a welcoming porch leading to a cosy lounge area flooded with natural light, complemented by a spacious kitchen diner perfect for entertaining. Thoughtfully designed bedrooms cater to various needs, while a practical wet room enhances daily convenience. Outside, a low-maintenance rear garden and ample frontage complete the appeal of this delightful property.

Tenure: Freehold

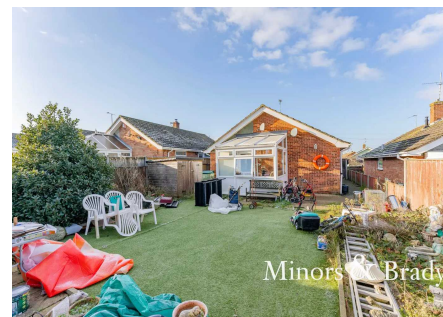
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THE LOCATION

Belton is a small village situated three miles west of Gorleston, hosting a range of local shops, schools and other amenities for convenience alongside a historic Roman site, the beautiful River Waveney and nearby is the popular nature park of Fritton Lake. There are regular transport links into the towns of Gorleston (3 miles) and Great Yarmouth (5 miles) which both offer a wider range of leisure and amenities.

THE PROPERTY

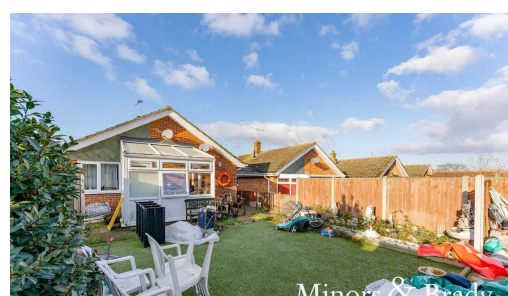
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THE PROPERTY

Upon entering, you are greeted by a welcoming porch, providing an ideal space for storing coats and belongings. As you step inside, the cosy lounge area awaits you, featuring a large window that bathes the room in natural light, creating a warm ambience. The property boasts a generously sized kitchen diner, providing ample space for cooking your favourite meals and entertaining loved ones. Adding to the allure of this bungalow is the bright conservatory, which offers additional space for unwinding.

The two bedrooms are thoughtfully designed to cater to your evolving needs. Whether it be a guest room for rest and relaxation or a versatile workspace, these rooms provide ample opportunities for personalisation and comfort. Completing this property is a practical wet room, ensuring ease and convenience in your daily routine.

The low-maintenance rear garden provides a retreat for those seeking a garden space without the need for constant upkeep. With artificial turf, plentiful space for outbuildings and sheds. To the front of the property is ample frontage with lawn, adding to the overall curb appeal of this bungalow.

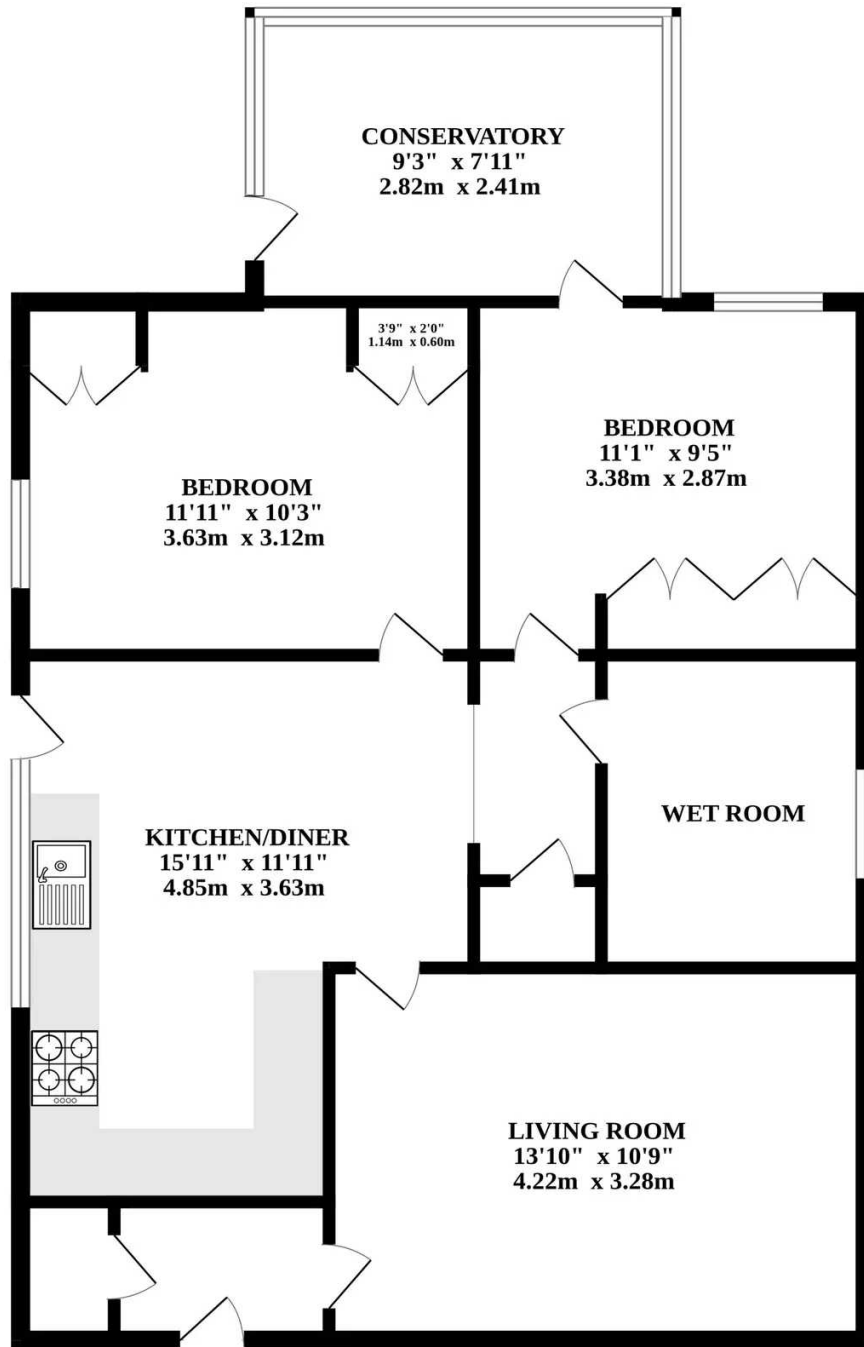
AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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