



21 Provan Crescent, Belton

£175,000 Freehold

This property features a large living room with a fireplace, a blue-toned kitchen, and a versatile garden room that could be a dining room or reception area. Upstairs, there are two double bedrooms and a shower room. The landscaped garden with a lawn, patio, and mature plants offers a relaxing space. Parking is on a first-come, first-served basis.

Council Tax band: A

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.

PROVAN CRESCENT

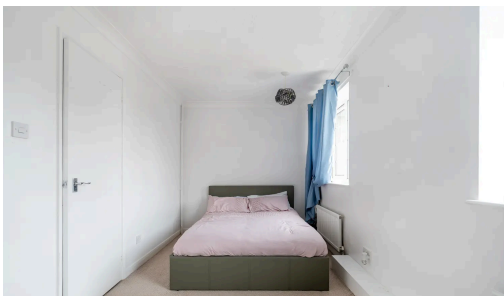
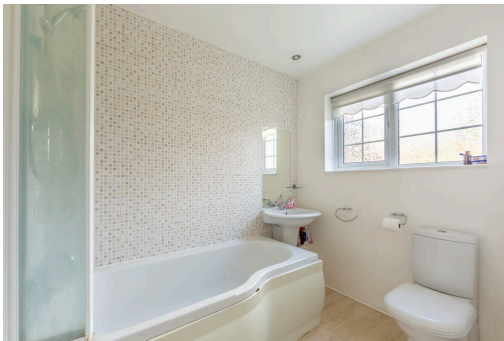
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Firstly, you are greeted with a great-sized sitting room boasting a focal feature fireplace, creating a warm ambiance. This generous space provides ample room to arrange your chosen furniture to suit your lifestyle and preferences. The blue-themed kitchen is equipped with provision for appliances and offering an overall pleasant space to prepare and enjoy meals. A large garden room adds an element of versatility to the property, providing an ideal setting to be utilised as a dining room or additional reception area, offering an abundance of natural light and views of the landscaped garden.

Convenience is key with the ground floor bathroom, complete with a generous-sized bath for relaxation after a long day. Upstairs, two double bedrooms await, complemented by a conveniently located shower room for added practicality.

Step outside to discover the landscaped garden, featuring lawn and patio pathways meandering amongst mature shrubs and flowers. Parking arrangements are hassle-free with a first-come, first-serve basis, ensuring residents and guests have easy access to the property.

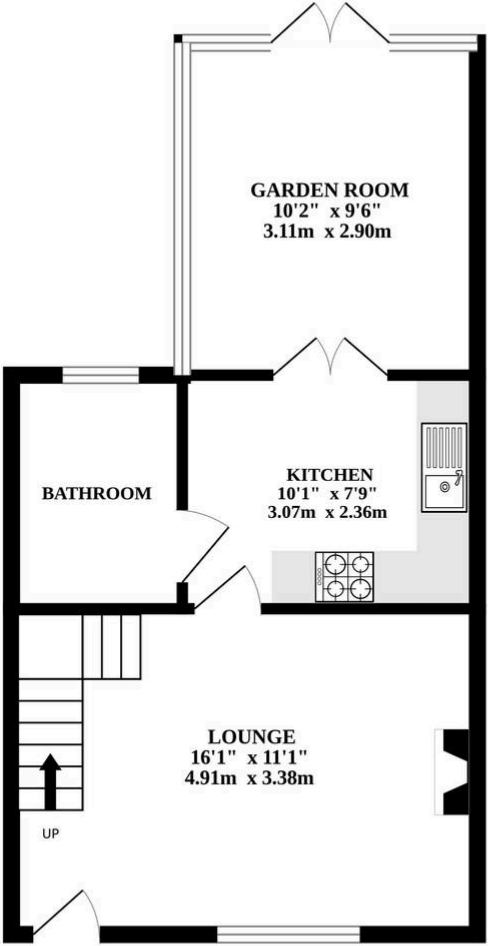
AGENTS NOTE

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

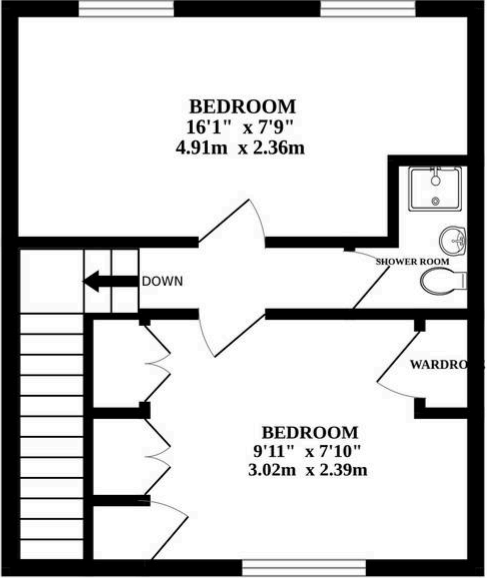
Council Tax Band - A



GROUND FLOOR



1ST 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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