

**Aldreds**  
Estate Agents



Firbeck Sandy Lane

Belton, Great Yarmouth, NR31 9LT

Guide Price £415,000





## Firbeck Sandy Lane

Belton, Great Yarmouth, NR31 9LT

Standing on a generous plot in a lovely non-estate position, this 4 bedroom detached house would benefit from updating and offers potential to create a wonderful family home with plenty of room to extend (subject to planning). The existing accommodation is well proportioned with 3 reception rooms, kitchen, utility/WC, built-in wardrobes in all of the bedrooms and a bathroom. The property has oil fired central heating. No onward chain.

### Side Entrance Porch

Single glazed entrance door. Tiled floor. Radiator. Built-in cloaks/storage cupboard with light. Half glazed door to rear.

### Entrance Hall

11'5" x 8'4" (3.48m x 2.54m)

Radiator. Thermostat control for heating. Open tread carpeted staircase to first floor landing.

### Lounge

17'4" x 13'4" (5.28m x 4.06m )

Two radiators. Open fireplace. Television point. Secondary double glazed windows to front and side aspects.

### Dining Room

13'4" 9'11" (4.06m 3.02m)

Radiator. Secondary double glazed window to rear aspect. Aluminium frame double glazed sliding patio door to conservatory.

### Conservatory

13'7" x 7'10" (4.14m x 2.39m)

Overlooking the garden on the south side. Tiled floor. Double power point. Single glazed with sliding doors leading out to the garden.

### Study

11'5" x 10'2" (3.48m x 3.10m)

Radiator. Fitted book/display shelves. Television point. Secondary double glazed window to front aspect.

### Kitchen

11'4" x 9'10" (3.45m x 3.00m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards and pull-out larder cupboard. Space with electric cooker point. Utility space below worktop with plumbing for dishwasher. Space for fridge/freezer. Radiator. Single glazed window to rear aspect.

### Utility Room/WC

Worktop with cupboard below and an inset wash basin with tiled splashback. WC. Utility space below worktop with plumbing for washing machine. Tiled floor. Radiator. Single glazed windows to side and rear. Built-in cupboard with a hot water cylinder.

### Landing

Built-in linen cupboard with slatted shelves. Loft access hatch.

### Bedroom 1

16'10" x 10'5" max, 9'3" min (5.13m x 3.18m max, 2.82m min)

Radiator. Two built-in double wardrobes. Vanity unit with wash basin. Single glazed windows to front and side aspects.

### Bedroom 2

12'9" max x 10'2" max (3.89m max x 3.10m max)

Radiator. Built-in double wardrobe. Single glazed window to front aspect.







### Bedroom 3

10'2" x 9'10" plus recess (3.10m x 3.00m plus recess)

Radiator. Built-in double wardrobe. Single glazed window to rear aspect.

### Bedroom 4

10'5" x 10'1" (3.18m x 3.07m)

Radiator. Fitted double wardrobe with cupboard above. Single glazed window to rear aspect.

### Bathroom

9'6" x 5'2" plus recess (2.90m x 1.57m plus recess)

Matching coloured suite comprising panelled bath with tiled surround and mixer tap with shower attachment, pedestal wash basin, WC, bidet. Part tiled walls. Radiator. Single glazed window to side.

### Outside

28'1" x 9'4" (8.56m x 2.84m)

There are lawned front side and rear gardens with established trees, flowers and shrubs in beds and borders. A long brick weave driveway leads to a detached tandem double garage measuring 8.56m x 2.84m (28'1" x 9'4") with up-and-over door, window to rear, door to side. Built-in cupboard to the rear of the property with a free standing oil fired boiler. Oil storage tank.

### Tenure

Freehold

### Services

Mains water, electricity and drainage are connected. Oil fired central heating.

### Council Tax

Great Yarmouth Borough Council - Band D

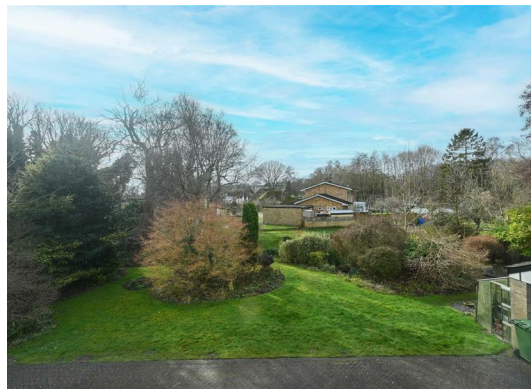
### Energy Performance Certificate (EPC)

EPC rating: E (52), potential rating: C (70)

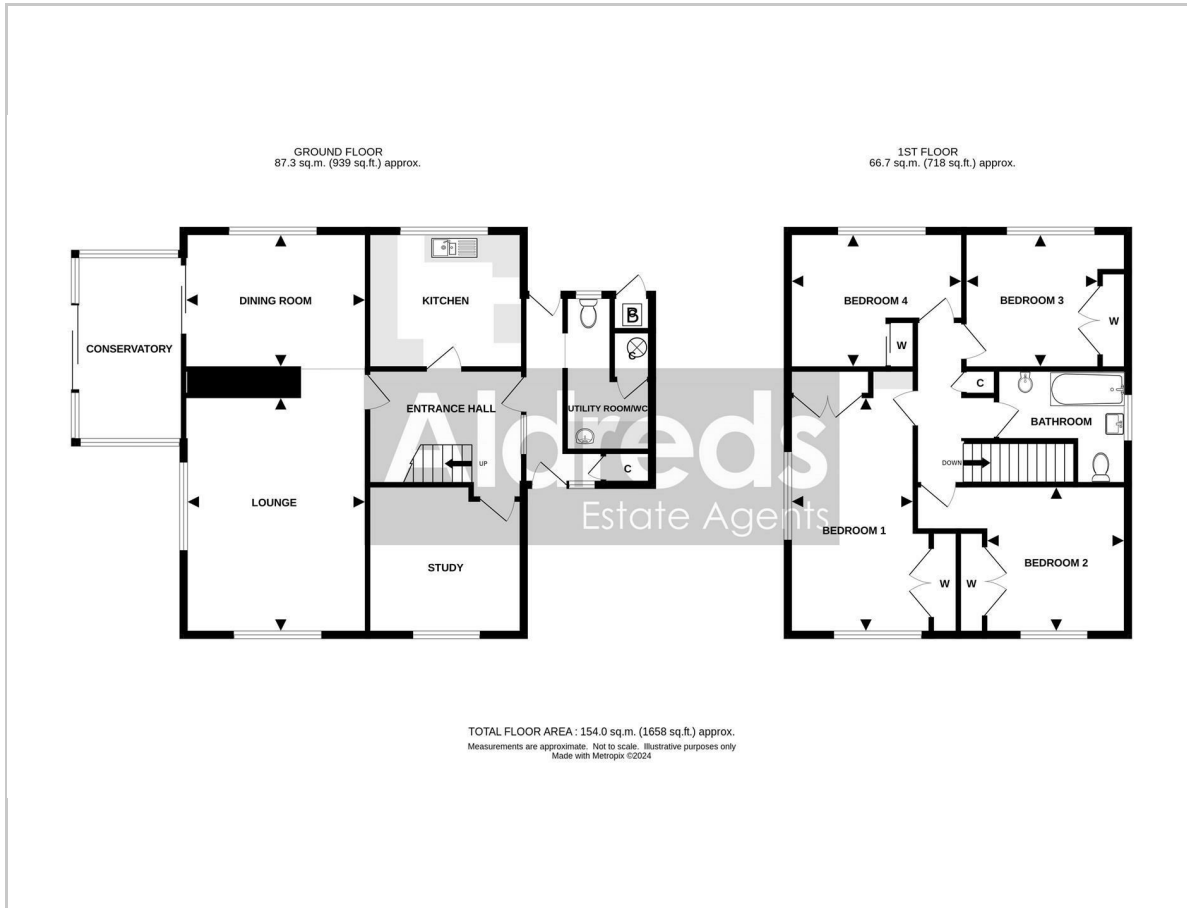
### Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great Yarmouth.

Ref: G17999/02/24



## Floor Plan



## Area Map



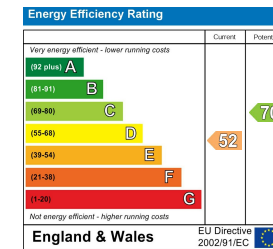
## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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