



Aldreds
Estate Agents

67 Station Road North

Belton, Great Yarmouth, NR31 9NW

Guide Price £500,000 - £525,000



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67 Station Road North

Belton, Great Yarmouth, NR31

**** GUIDE PRICE £500,000 - £525,000**** This stunning 3 bedroom detached house offers beautifully presented and flexible accommodation which could be remodelled to provide 5 bedrooms. The majority of the accommodation is on the ground floor and includes 5 reception rooms, bathroom, en-suite shower room and an en-suite cloakroom to the first floor bedroom. The property benefits from gas central heating and UPVC double glazed windows. Standing on a large secure plot, there is parking for numerous vehicles, a detached double garage/workshop and store and secluded south facing garden.

Entrance Hall

UPVC entrance door with patterned double glazed panel. Two radiators. Thermostat control for heating. Three built-in storage cupboards. Ceiling speakers. Loft access hatch.

Study

10'10" x 7'9" (3.30m x 2.36m)

Radiator. Fitted office furniture. Television point. Stairs to first floor landing. Inset ceiling spotlights. UPVC double glazed window.

Front Lounge

22'11" x 11'8" (6.99m x 3.56m)

This room could be converted to 2 separate bedrooms. Two radiators. Television points. Ingelnook style fireplace. Capped gas point. Loft access hatch. UPVC double glazed windows to front and side aspects.

Kitchen

13'11" x 9'11" (4.24m x 3.02m)

Worktops with cupboards and drawers below. White one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with LED lighting low. Built-in fan assisted oven and grill. Four ring electric hob with a concealed extractor above. Utility spaces below worktops with plumbing for washing machine and dishwasher and a further space for tumble dryer. Space for an American style fridge freezer with storage cupboards to the side and above. Pull-out larder cupboard. Radiator. Television point. Wall mounted gas fired boiler. Inset ceiling spotlights. Open archway to dining room.

Dining Room

14'7" x 8'11" (4.45m x 2.72m)

Tiled floor. Two radiators. Television point. Ceiling speakers. Worktop with cupboards below and display glass fronted display cabinets above. Glazed panel doors to lounge.

Lounge

18'5" x 13'8" + 7'0" x 5'1" (5.61m x 4.17m + 2.13m x 1.55m)

Tiled floor. Three radiators. Television point. Marble fireplace with a remote controlled coal effect living flame gas fire. Built-in under stairs storage cupboard. UPVC double glaze windows either side of UPVC double glazed doors to the garden room.

Garden Room

14'5" x 12'6" (4.39m x 3.81m)

Tiled floor. Wood burner on a raised hearth. UPVC double glazed windows to side and rear. UPVC double glazed doors to a patio and the garden.

Bedroom 1

11'11" x 11'9" (3.63m x 3.58m)

Two radiators. Large fitted wardrobe with three sliding mirrored doors. Matching bedside units with display shelves above and side and overhead storage cupboards. UPVC double glazed windows either side of doors with double glazed panels to the garden room.

Dressing Room

5'9" x 4'7" to wardrobe fronts (1.75m x 1.40m to wardrobe fronts)

Fitted wardrobes either side with soft close sliding mirrored doors.

En-suite Shower Room

Fully tiled walls and a large shower cubicle with an electric shower unit and folding screen door. Fitted wall and base cupboards. White WC with concealed cistern and wash basin with mixer tap. Tiled floor. Radiator. Extractor.





Bedroom 3

11'2" x 8'1" (3.40m x 2.46m)

Radiator. Television point. Wash basin with cupboard below.

Bathroom

White suite comprising a large panelled bath, wash basin with drawers below and WC with concealed cistern. Large tile shower cubicle with an electric shower unit. Tiled floor. Towel radiator. Part walls. Extractor. Ceiling speakers.

Landing

Bedroom 2

13'8" x 10'8" max (4.17m x 3.25m max)

Radiator. Television point. UPVC double glazed doors with a Juliet balcony.

En-suite Cloakroom

6'4" x 3'1" (1.93m x 0.94m)

White WC with concealed cistern. Hand wash basin with cupboard below. Part tiled walls. Fitted wall cupboard. Radiator.

Outside

11'4" x 8'3" max, 6'4" min (3.45m x 2.51m max, 1.93m min)

The front garden is laid to lawn and two sets of gates (one is electric remote controlled) open to the driveway which in turn leads through further electric remote controlled gates to a very long driveway leading all the way towards the rear boundary to a detached double garage. The double garage is divided into separate spaces, both with electric remote controlled roller shutter doors and there is internal connecting double doors. Garage 1: 5.69m x 3.15m (18'8" x 10'4") with fluorescent strip light and power, UPVC double glazed windows. Garage 2/Workshop: 4.78m x 3.12m (15'8" x 10'3") with fluorescent strip lights, power, UPVC double glazed window and door to side, Separate WC. The rear garden is laid to lawn with a Summer House 3.45m x 2.51m max, 1.93m min (11'4" x 8'3" max, 6'4" min) with tiled floor, electric heater, television point, UPVC double glazed windows and doors to front. There is also a covered fish pond and a patio area.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band E

Energy Performance Certificate (EPC)

EPC rating:

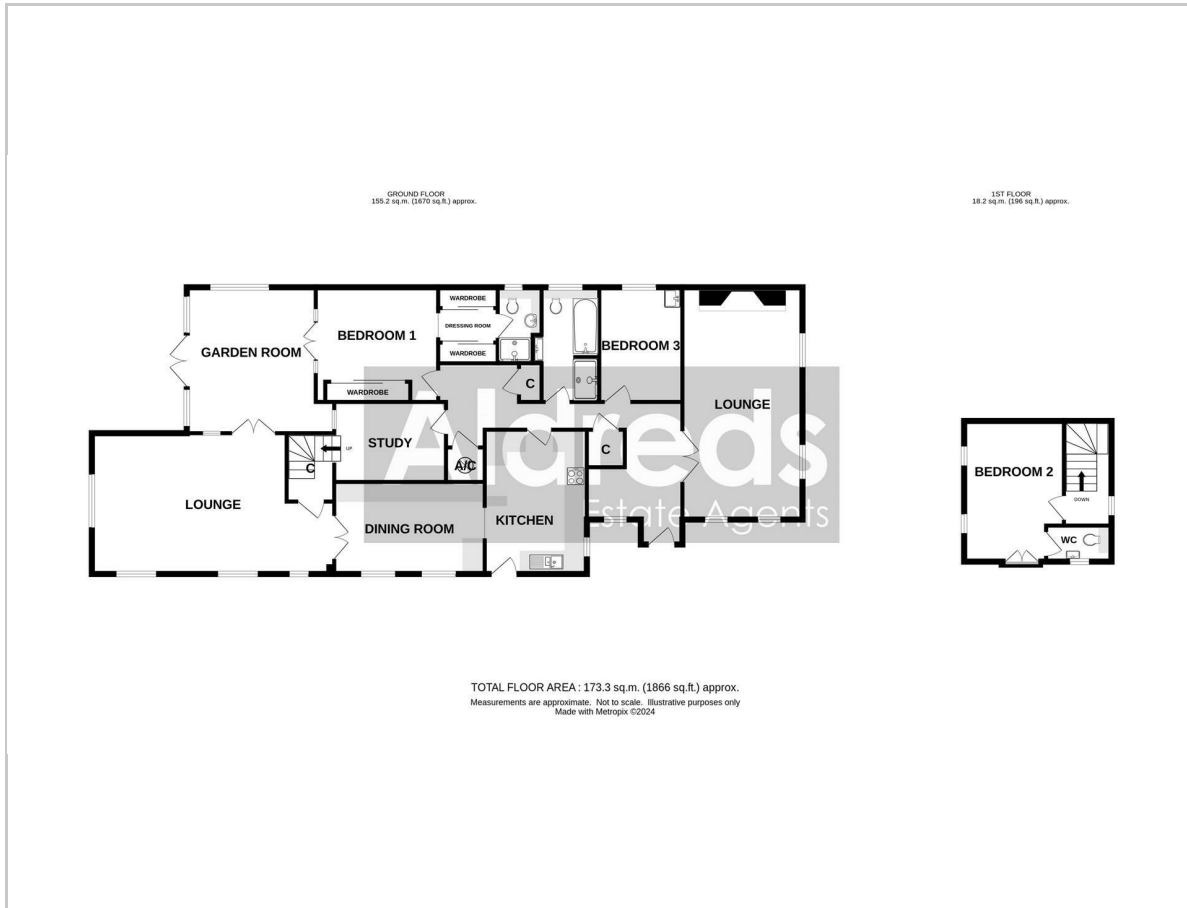
Location

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 * The X11 bus from Station Road North goes to the James Paget Hospital, Gorleston, Great Yarmouth, Acle and Norwich.

Ref: G18097/07/24



Floor Plan



Viewing

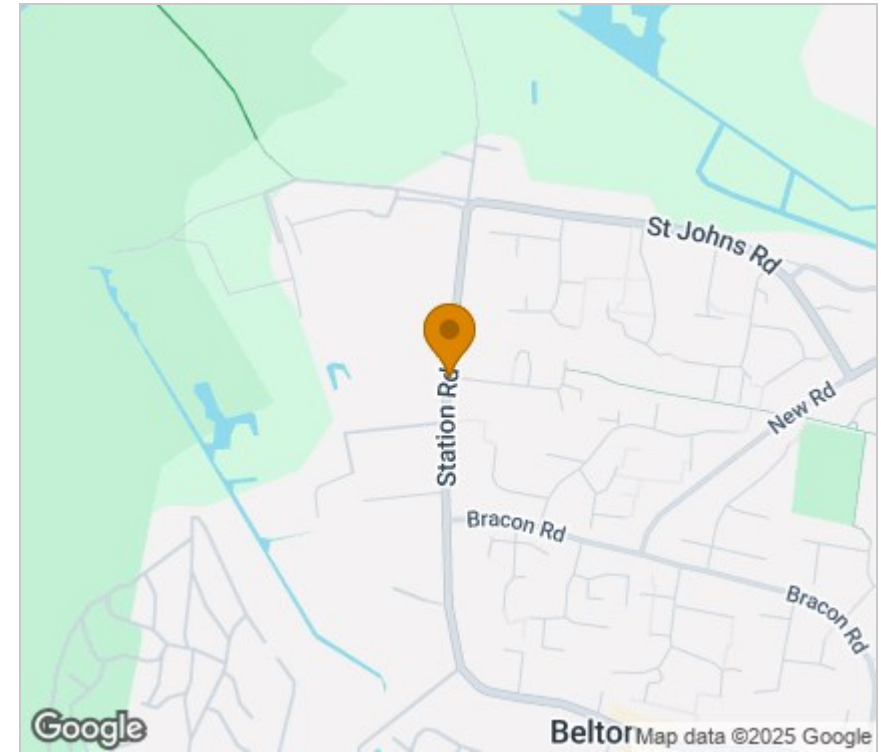
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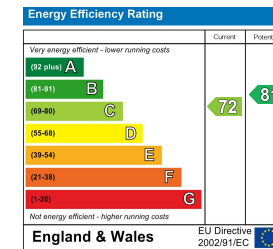
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Area Map



Energy Efficiency Graph



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