

**Aldreds**  
Estate Agents



19 Amhurst Gardens

Belton, Great Yarmouth, NR31 9PH

Guide Price £240,000 - £250,000





## 19 Amhurst Gardens

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**\*\* GUIDE PRICE £240,000 - £250,000\*\*** With a large conservatory to rear, Aldreds are pleased to offer this well presented two bedroom detached bungalow. Internally the property also has an entrance porch, lounge/diner, kitchen, inner hallway, two bedrooms and a shower room. Gas central heating & double glazing. Solar panels. Driveway to front leading to garage and low maintenance garden to rear. No chain.

### Entrance Porch

Door to front.

### Kitchen

18'2" x 6'7" (5.55 x 2.02)

Base & wall units with worktops, part tiled walls, double glazed window to side aspect, radiator, wall mounted gas boiler in storage cupboard, sink with drainer, electric cooker point.

### Inner Hallway

Loft access.

### Lounge/Diner

19'0" max x 11'10" max 8'4" min (5.81 max x 3.63 max 2.55 min)

Electric fire, radiator, double glazed window looking in to conservatory, double glazed French doors to conservatory.

### Conservatory

18'8" x 7'4" (5.71 x 2.26)

Brick based with sealed unit double glazing, double glazed French doors to garden.

### Bedroom 1

12'3" x 8'10" (3.74 x 2.7)

Two double glazed window to side aspect, radiator.

### Bedroom 2

11'9" x 8'10" plus recess (3.6 x 2.7 plus recess)

Double glazed window to front aspect, radiator.







### Shower Room

6'6" x 6'6" (2 x 2)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

### Outside

To the front there is a driveway leading to garage, the garage has an up & over door, power & light. To the rear there is a low maintenance paved, shingle and astro turf garden, greenhouse, summer house 2.98m x 2.3m

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### EPC

A rating - 94

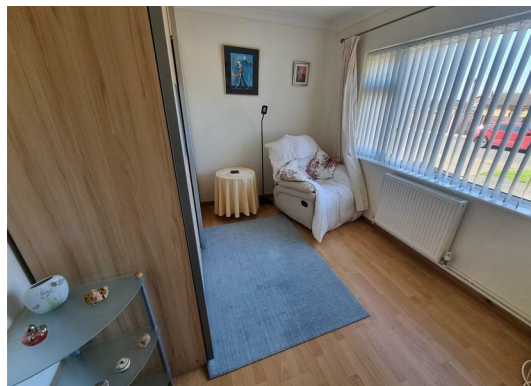
### Location

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.

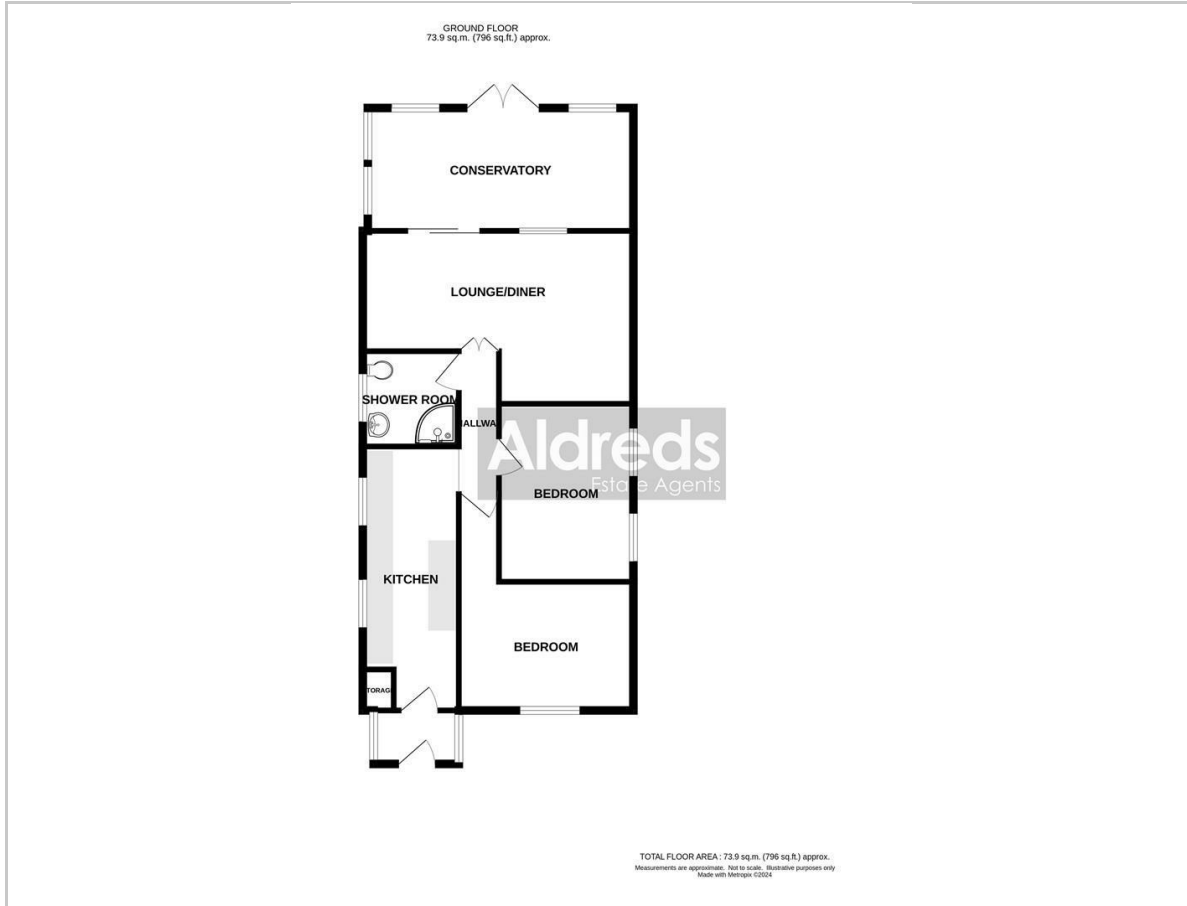
### Directions

Heading south out of Bradwell on the A143, proceed over the roundabout turning right in to New Road, continue in to Belton, at the T junction turn left in to Bracon Road and immediately left in to Amhurst Gardens.

Ref G18153/10/24



## Floor Plan



## 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.

### Disclaimer

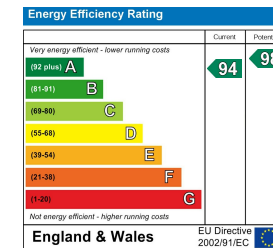
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## Area Map



## Energy Efficiency Graph



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