

Aldreds
Estate Agents

2 Bracon Road, Belton, Great Yarmouth, NR31 9PS

Price Guide £650,000 - £675,000





2 Bracon Road

Belton, Great Yarmouth, NR31 9PS

- Approx 0.47 acre (stms)
- Period Detached House
- Stunning Kitchen/Diner/Dayroom
- Shower Room
- Driveway to Garage
- Extensive Gardens
- Four Bedroom
- Bathroom
- Two Reception Rooms
- Oil Central Heating

GUIDE PRICE £650,000 to £675,000. Sitting in an overall plot of around 0.47 of an acre (stms) Aldreds are delighted to offer this stunning, period four bedroom detached house. The ground floor offers an entrance hall, two reception rooms, an amazing vaulted ceiling kitchen/diner/dayroom, utility room and a shower room. On the first floor there are four bedrooms, a study, bathroom and a WC. Outside there are beautiful well kept gardens mainly laid to lawn with a large patio area coming off the kitchen/diner/dayroom. To the rear there is a large shingle driveway to a garage.



Entrance Hall

Door to front, door to rear, stairs rising to landing.

Lounge 21'4" x 13'1" max 11'4" min (6.52 x 4 max 3.47 min)

Wood burner in fireplace, double glazed window to front aspect, double glazed window to side aspect, two radiators.

Dining Room 21'5" x 11'5" (6.55 x 3.5)

Double glazed window to front aspect, radiator.

Kitchen/Diner/Dayroom 29'6" max 14'4" min x 22'7" max x 10'4" (9 max 4.37 min x 6.9 max x 3.16)

Five remote controlled Velux windows, double glazed window to front aspect, double glazed window to side aspect, base units with worktops, sink with drainer, bi folding doors to garden and patio, LPG gas cooker point, integrated dishwasher, integrated freezer, integrated fridge, underfloor heating.





Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn left into Bracon Road where the property is on the left.

Utility Room 10'9" x 4'10" (3.3 x 1.48)

Plumbing for washing machine, double glazed window to side aspect. oil boiler, radiator, door to garage, space and vent for tumble dryer, underfloor heating.

Shower Room 8'10" x 4'9" (2.7 x 1.47)

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, underfloor heating.

Landing.

Bedroom 1 11'9" x 11'5" (3.6 x 3.5)

Double glazed window to front aspect, radiator.

Bedroom 2 11'11" x 11'3" (3.64 x 3.45)

Double glazed window to front aspect, radiator.

Bedroom 3 10'0" x 8'11" (3.05 x 2.73)

Double glazed window to rear aspect, radiator.

Bedroom 4 8'11" x 8'11" (2.72 x 2.72)

Double glazed window to rear aspect, radiator



Bathroom 6'0" x 5'6" (1.84 x 1.7)

Part tiled, panel bath, hand basin, opaque double glazed window to rear aspect, radiator.

WC

Low level WC

Study 5'6" x 4'3" (1.7 x 1.3)

Outside

Outside there are beautiful well kept gardens mainly laid to lawn with a large patio area coming off the kitchen/diner/dayroom. Mature trees. Overall plot of around 0.47 acre (stms). Timber summerhouse, timber sheds, pond, oil tank. To the rear of the property there is a large shingle driveway for numerous cars leading to a garage.

Tenure

Freehold.

Services

Mains water, electricity, drainage.

Council Tax

Band E

EPC

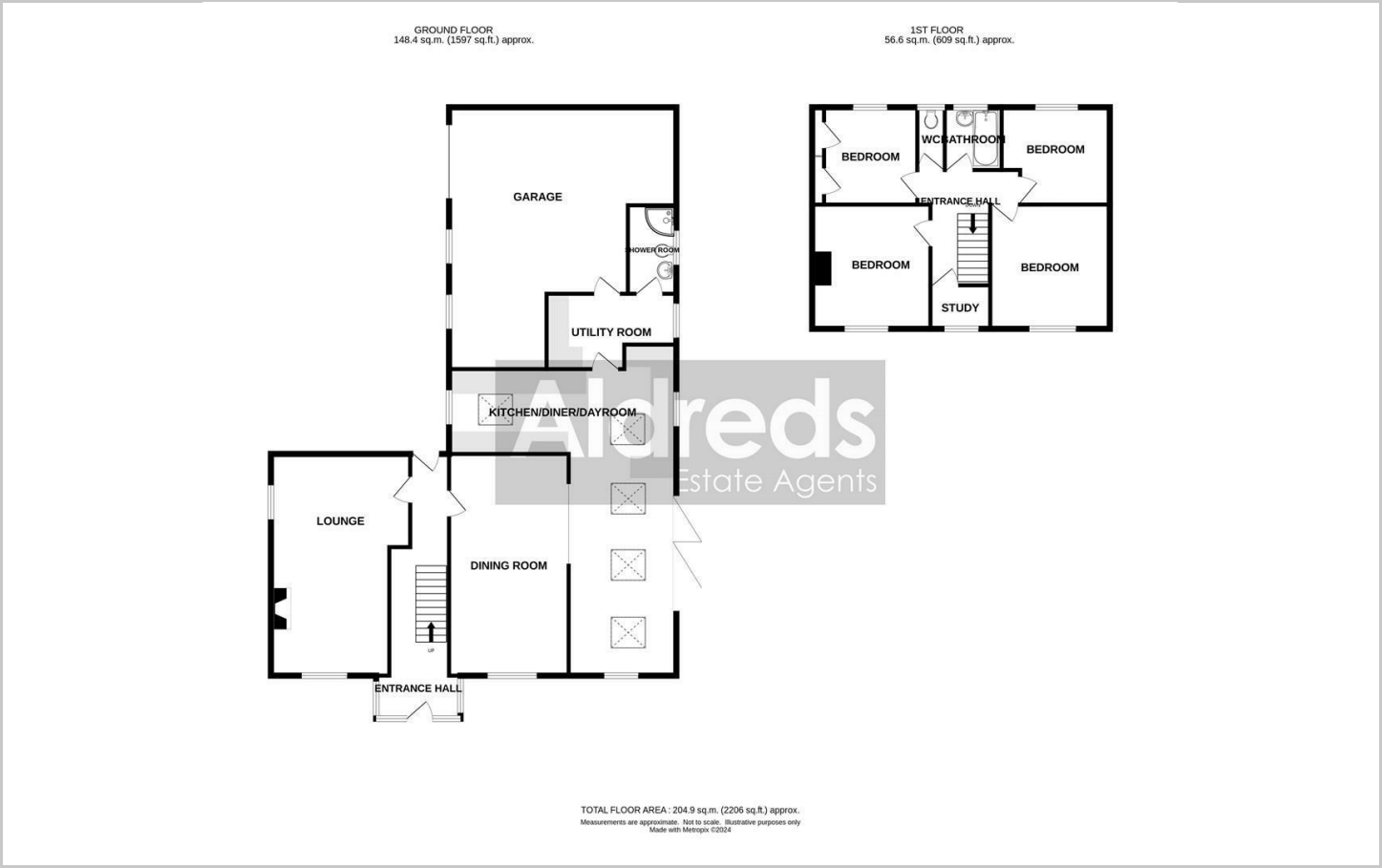
D rating - 57

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.

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Floor Plans

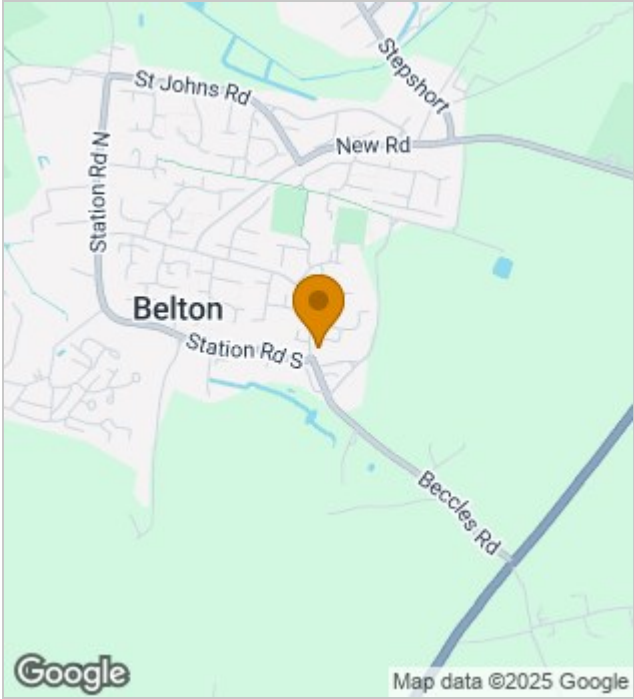


Viewing

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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Location Map



Energy Performance Graph

