

Aldreds
Estate Agents



19 Bramble Gardens, Belton, Great Yarmouth, NR31 9PE

£385,000



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£385,000

19 Bramble Gardens

Belton, Great Yarmouth, NR31 9PE

- Extended Detached Family Home
- En-suite Shower Room & Walk-in Wardrobe
- Fantastic Garden Room
- Utility Room & Ground Floor Cloakroom
- South/South-West Facing Rear Garden
- 4 bedrooms (3 Double)
- Dual Aspect Lounge
- Kitchen/Diner
- Gas Central Heating & UPVC Double Glazed Windows
- Cul-de-Sac Location

Tucked away in the corner of a cul-de-sac, this extended 4 bedroom detached family home offers very well presented accommodation including a dual aspect lounge, spacious kitchen/diner, impressive garden room, utility room and a ground floor cloakroom. The large main bedroom has a walk-in wardrobe and en-suite shower room and there is a family bathroom. The property benefits from gas central heating, UPVC double glazing and a south/south-west facing rear garden. The rear section of the garage has been converted to a games room/gym.



Entrance Porch 4'10" x 3'3" (1.47m x 0.99m)

Composite entrance door with double glazed panels. Coving. Double glazed windows to front and side.

Entrance Hall

Radiator. Telephone point. Stairs to first floor landing. Coving.

Lounge 22'1" x 9'11" (6.73m x 3.02m)

Two radiators. Large fitted entertainment/display unit with an electric living flame effect fire. Coving. UPVC double glazed windows to front and rear aspects.





Kitchen/Dining Room 15'0" x 14'2" + 8'6" x 6'10" (4.57m x 4.32m + 2.59m x 2.08m)

Worktops with a range of cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Matching upstands. Matching wall cupboards and tall cupboard, pull-out larder cupboard with a further cupboard above a recess for an American style fridge freezer. Integrated dishwasher. Built-in fan assisted oven. Four ring induction hob with a stainless steel extractor above. Integrated microwave oven. Breakfast bar. Two radiators. Inset ceiling spotlights. Coving. UPVC double glazed window to side aspect. UPVC double glazed doors to the garden room.

Garden Room 15'1" x 8'10" (4.60m x 2.69m)

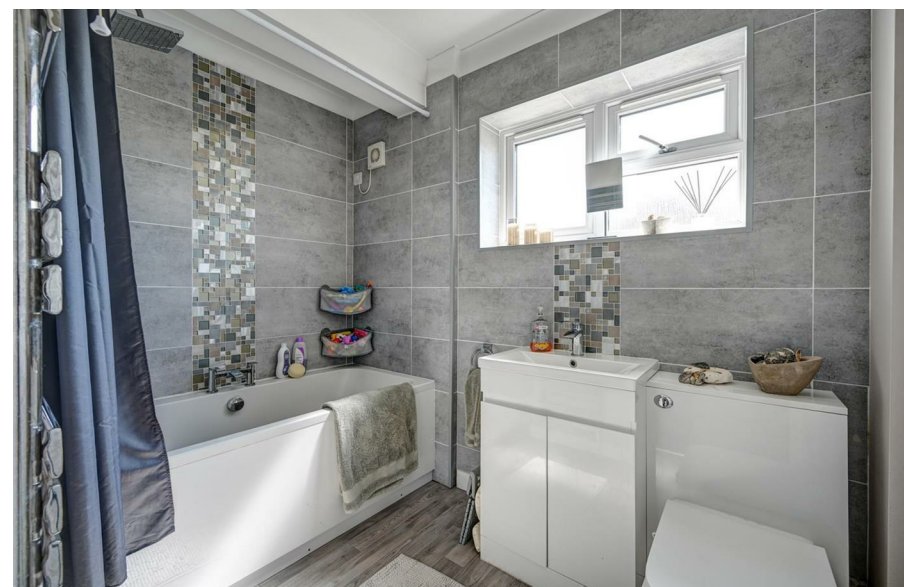
Double power points. Three double glazed skylight windows. UPVC double glazed windows to side aspects. UPVC double glazed sliding patio doors to the rear garden.

Utility Room 6'3" x 6'4" (1.91m x 1.93m)

Worktop with cupboard below and a utility space with plumbing washing machine. Matching tall storage cupboard. Wall mounted gas fired combination boiler. Coving. UPVC double glazed window to front aspect. UPVC door with double glazed panel to side.

Directions

Leave Gorleston on the A143 Beccles Road. Continue through Bradwell and take the third exit off the roundabout onto New Road, continue into Belton. At the end of New Road, turn right onto Bracon Road and then second left into Bramble Gardens. Then turn left and the property will be found at the end of the road on the right hand side.



Cloakroom 6'3" x 3'3" (1.91m x 0.99m)

White WC with concealed cistern. Hand wash basin with tiled splashback and cupboard below. Radiator. Coving. UPVC double glazed window to front.

Landing

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

Bedroom 1 16'0" x 14'2" max, 10'1" min (4.88m x 4.32m max, 3.07m min)

Radiator. Television point. Coving. Double glazed skylight window. UPVC double glazed window to front aspect.

Walk-in Wardrobe 5'3" x 4'0" (1.60m x 1.22m)

Fitted shelves and hanging rails.

En-suite Shower Room 7'11" x 5'3" (2.41m x 1.60m)

Fully tiled walls and a large shower cubicle with a mixer shower, shower attachment and rainfall fitting above. Wash basin with drawers below. WC with concealed cistern. Chrome towel radiator. Extractor. Coving. UPVC double glazed window to rear.

Bedroom 2 12'8" x 7'11" (3.86m x 2.41m)

Radiator. UPVC double glazed window to front aspect.

Bedroom 3 9'2" x 9'1" (2.79m x 2.77m)

Radiator. Coving. UPVC double glazed window to rear aspect.

Bedroom 4 7'10" x 7'6" max, 6'3" min (2.39m x 2.29m max, 1.91m min)

Radiator. Coving. UPVC double glazed window to front aspect.

Bathroom 8'11" x 5'5" (2.72m x 1.65m)

White suite comprising a double ended bath with mixer tap and a thermostatic mixer shower, shower attachment and a rainfall fitting above. Wash basin with cupboard below. WC with concealed cistern. Chrome towel radiator. Extractor. Coving. UPVC double glazed window to rear.

Outside

A gravel driveway widens to the front of the property providing additional parking space and leads to the side of the property to the garage. The front section of the garage has been retained with an up-and-over door and the rear section of the garage has been converted to a Games Room/Gym

3.76m x 2.64m (12'4" x 8'8") with a double glazed window and door to the rear garden. Double gates from the driveway lead to the garden which is south west facing, enclosed by fencing and laid to lawn with a raised flower and shrub bed to the rear boundary. There is access on the other side of the property to a paved area with a timber built shed, outside cold water tap and an external electric plug socket plus bin storage space. A pathway to the side of the property widens to a large paved patio area with a pathway extending around to a further large patio area. Timber and roof shed adjoining the rear of the garage. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

Energy Performance Certificate (EPC)

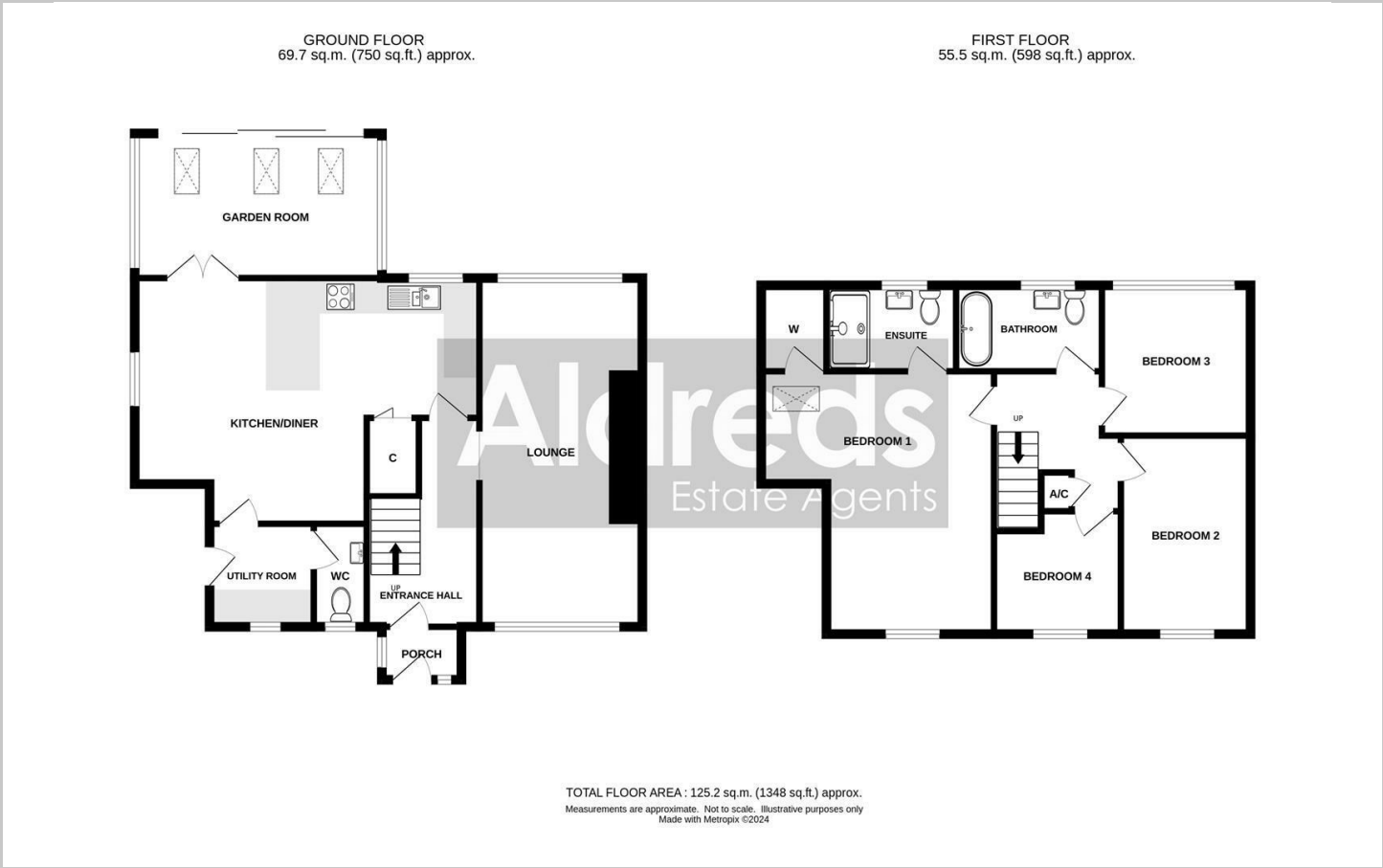
EPC rating:

Location

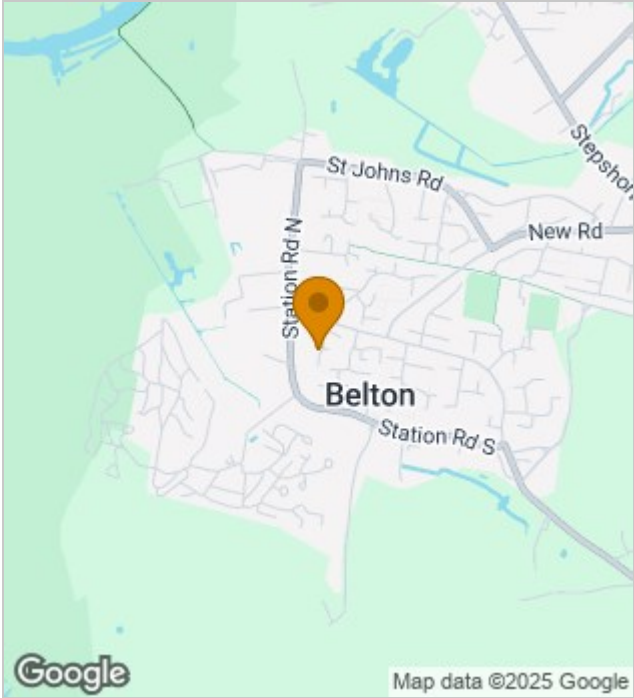
Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

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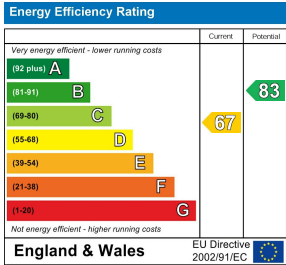
Floor Plans



Location Map



Energy Performance Graph



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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