

**Aldreds**  
Estate Agents



22 Station Road North

Belton, Great Yarmouth, NR31 9NQ

Guide Price £565,000





## 22 Station Road North

Belton, Great Yarmouth, NR31

**\*\* GUIDE PRICE £565,000 \*\*** Opulent, high end presentation and finish. A fantastic, spacious four bedroom detached house sitting on the popular Station Road North. The ground floor offers an entrance hall, large lounge, sitting room, spacious kitchen/dining room and a shower room. The first floor has a landing, master bedroom with walk in wardrobe & open ensuite, three further bedrooms and a bathroom. Large driveway to front leading to storage garage. To the rear there is a good sized low maintenance garden with cabin/bar. Gas central heating & sealed unit double glazing. Amtico flooring throughout the ground floor with Harvey Maria around kitchen island and Karndean flooring to all bedrooms.

### Entrance Hall

Feature staircase leading to landing, door to front, radiator.

### Lounge

25'6" x 14'1" (7.78 x 4.3)

Bay double glazed window to front aspect, radiator, wood burner, double glazed patio doors to garden, inset ceiling lights.

### Sitting Room

11'3" x 9'2" (3.45 x 2.8)

Inset ceiling lights, double glazed window to front aspect, radiator.

### Shower Room

7'8" x 5'9" (2.34 x 1.77)

Shower in cubicle, twin hand basins, low level WC, inset ceiling lights, opaque double glazed window to rear aspect, radiator.

### Kitchen/Dining Room

24'2" x 14'6" (7.37 x 4.42)

Base units with worktops, island unit with sink with drainer and electric hob with extractor hood over, two double electric ovens, integrated microwave, integrated dishwasher, inset ceiling lights, integrated fridge, integrated freezer, two double glazed windows to rear aspect, double glazed bi folding doors to garden, integrated wine fridge, inset ceiling lights, coffee maker, door to garage.

### Landing

Double glazed window to front aspect, radiator.

### Master Bedroom

15'8" plus bay x 14'1" (4.8 plus bay x 4.3)

Bay double glazed window to front aspect, double glazed window to side aspect, radiator, walk in wardrobe, oval bath, hand basin, low level WC, inset ceiling lights.







#### Bedroom 2

11'10" x 9'4" (3.61 x 2.86)

Inset ceiling lights, double glazed window to rear aspect, radiator.

#### Bedroom 3

11'3" x 9'2" (3.44 x 2.8)

Double glazed window to front aspect, radiator.

#### Bedroom 4

10'4" x 9'2" (3.15 x 2.8)

Double glazed window to rear aspect, radiator.

#### Bathroom

7'10" x 6'4" (2.4 x 1.94)

Oval bath, hand basin, low level WC, inset ceiling lights, opaque double glazed window to rear aspect, radiator.

#### Outside

To the front of the property there is a large driveway for numerous cars leading to garage - 4.42m x 3.75m so suitable for storage, the garage has an up & over door, power & light and a personal door to side. To the rear there is a paved and astro turf garden, timber shed, outside WC with low level WC. Large timber cabin/bar with bi folding doors, power & lights and fitted as an entertainment space.

#### Tenure

Freehold.

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

Band E

#### EPC

C Rating - 75

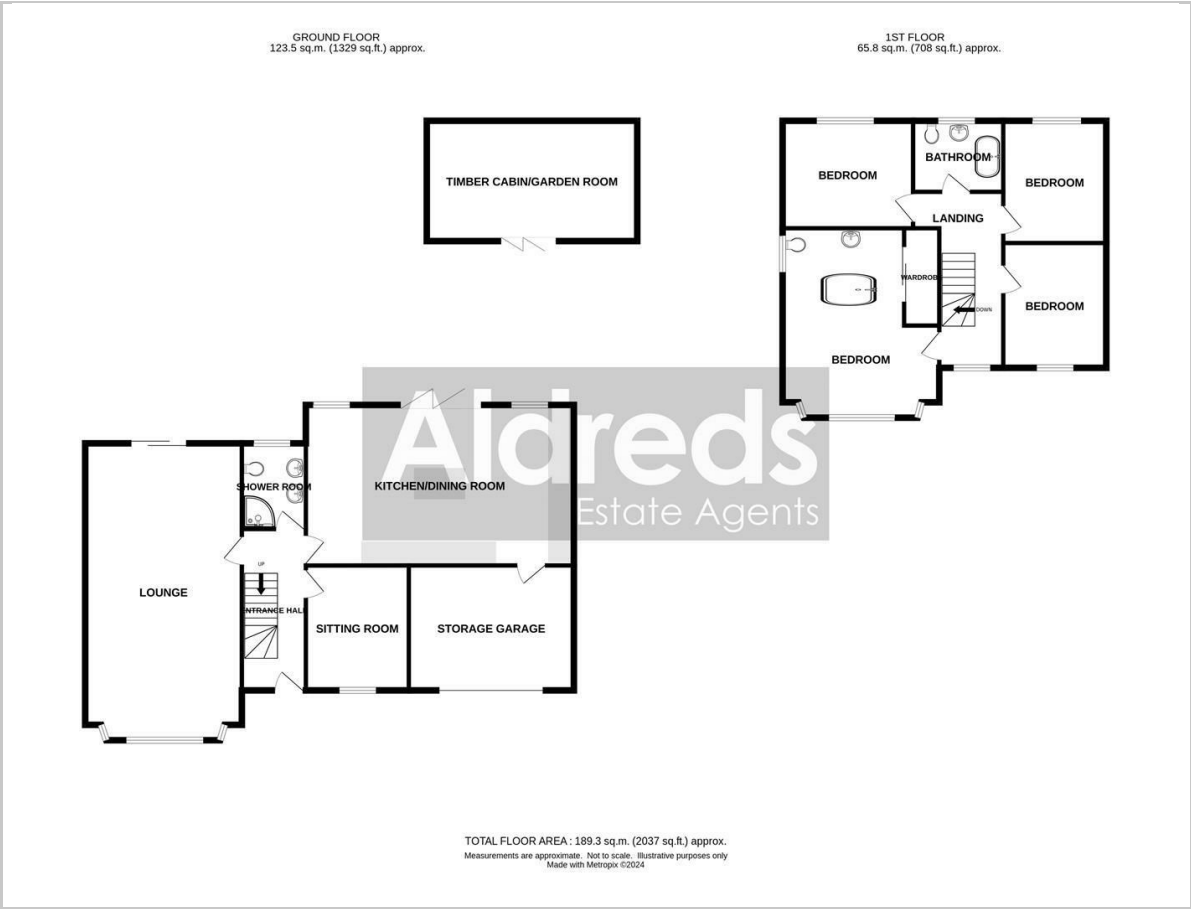
#### Location

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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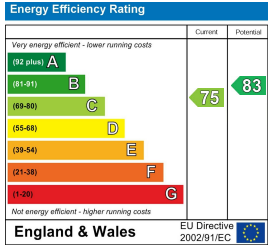
Floor Plan



Area Map



Energy Efficiency 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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