

**Aldreds**  
Estate Agents



1 Ranworth Close

Belton, NR31 9JX

£220,000





# 1 Ranworth Close

Belton, NR31 9JX

\*\*\*Chain Free\*\*\* Situated in a desirable cul-de-sac location, this extended 3 bedroom end of terrace house offers spacious and versatile living perfect for families or those looking to upsize. Boasting a larger than average rear garden, this property also features a detached garage, as well as a summer house and workshop, both with electric.

The ground floor benefits from an extended kitchen leading from a separate dining room, providing the ideal space for entertaining or family meals. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. With excellent transport links and amenities nearby, this chain-free home presents a fantastic opportunity to move with ease into a well-connected neighbourhood.

## Porch

Double glazed door and window to front, carpet floor, access to entrance hall via single glazed door.

## Entrance Hall

Laminate floor, radiator, carpet floor stairs, access to lounge.

## Lounge

12'9" x 12'5" (max) (3.9m x 3.8m (max))

Carpet floor, double glazed window to front, under stairs cupboard, radiator, brick built fireplace with electric fire, brick archway through to dining room.

## Dining room

8'10" x 8'6" (2.7m x 2.6m)

Laminate floor, radiator, double glazed sliding door to rear, access to kitchen.

## Kitchen

14'1" x 6'10" (4.3m x 2.1m)

Laminate floor, electric heater, double glazed door and windows to rear, laminate counter tops with under counter and wall mounted cupboards, stainless steel sink with draining board, space for free standing fridge freezer, cooker and washing machine. Under stairs cupboard.

## Landing

Laminate floor, carpet on stairs, access to 3 bedrooms, bathroom and cupboard. Single glazed decorative window to side, loft hatch, radiator.

## Bathroom

Laminate floor, WC, basin, bath with wall mounted shower. Double glazed window to rear, radiator.

## Bedroom 1

7'6" x 13'1" (2.3m x 4.0m)

Carpet floor, radiator, double glazed window to front, built in wardrobes.







### Bedroom 2

8'10" x 8'10" (2.7m x 2.7m)

Carpet floor, radiator, double glazed windows to rear.

### Bedroom 3

7'10" x 7'6" (max) (2.4m x 2.3m (max))

Carpet floor, radiator, double glazed window to front.

### Outside Front

Brick wall boundaries, concrete path to front door, dual grass lawn patches with decorative flower beds, access around to the rear of the property. Garage to the left of the property with power.

### Outside Rear

Mixture of grass lawn, decking and patio areas, timber fence and brick wall boundaries, shed, summer house and workshop all with power.

### Tenure

Freehold

### Council Tax

Great Yarmouth Borough Council - Band B

### Services

Mains gas, water, electric, drainage

### 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

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, turn right into Ranworth Close.

### What3Words

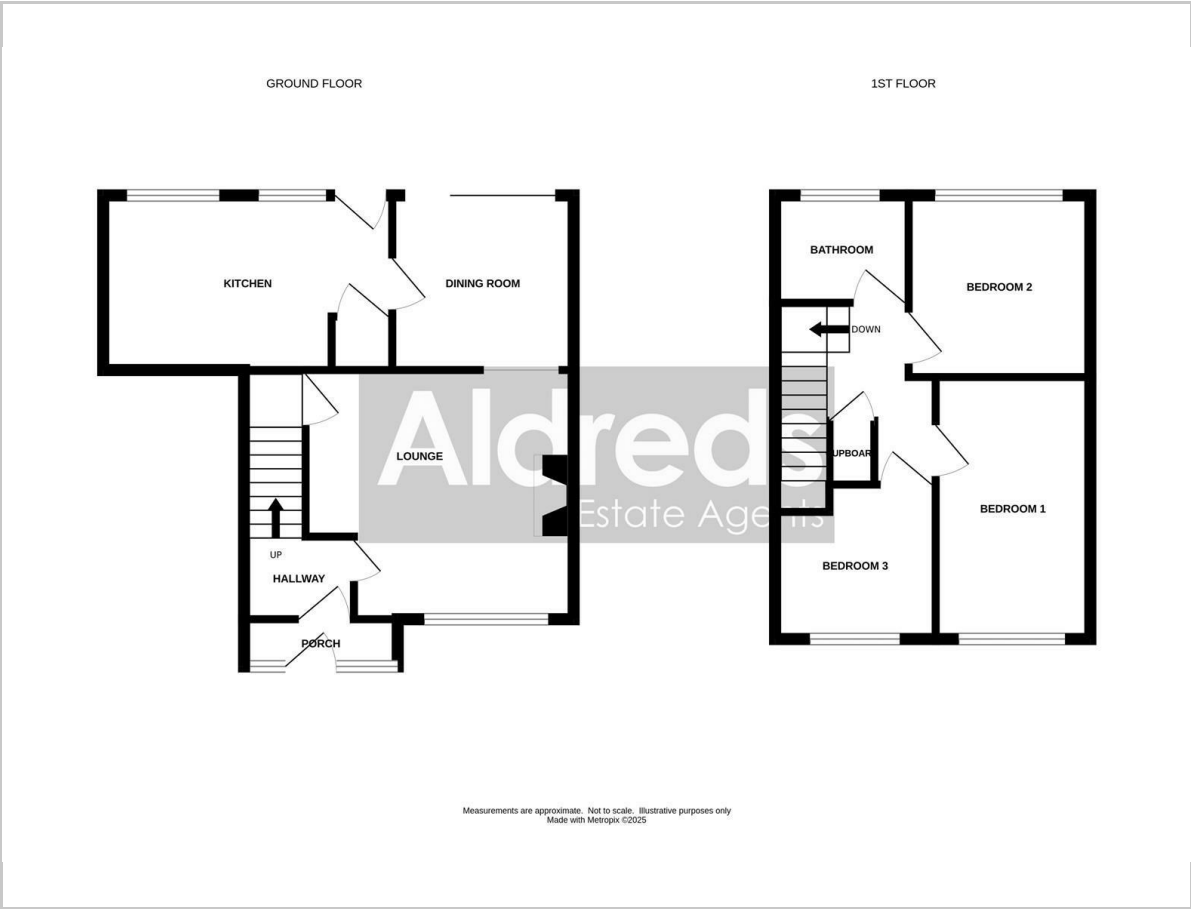
///manly.clay.vineyard

### Ref

G18290/04/25



Floor Plan

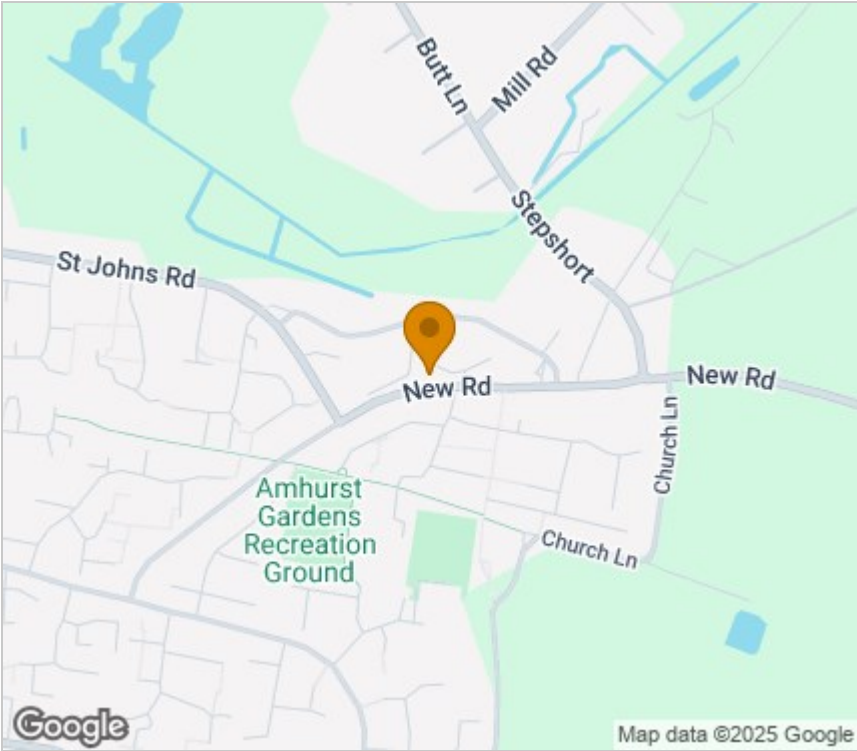


Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

