

Aldreds
Estate Agents



22 Station Road South, Belton, NR31 9JG

£400,000





22 Station Road South

Belton, NR31 9JG

- Detached house in Belton
- Master bedroom with en-suite & dressing room
- Substantial frontage with off road parking
- New consumer unit & re-wire over the past 3 years
- Attached garage
- 4 double bedrooms
- Complete reconfiguration upstairs
- Gas boiler & heating system updated over the past 3 years
- Potential to extend (STP)
- Downstairs WC

This stunning four-bedroom detached house offers a fantastic opportunity for a family seeking a spacious and modern home. Having undergone significant renovations, including a complete upstairs reconfiguration, the property boasts contemporary living spaces throughout. Further enhancing its appeal are a convenient downstairs WC, an attached garage, and substantial frontage providing ample off-road parking. Beyond the well-presented interiors, this home also benefits from a generous rear garden, perfect for outdoor entertaining and family activities. For those looking to further expand, there is also the exciting potential to extend, subject to the necessary planning permissions.



£400,000



Porch

Tile floor, double glazed door to front, windows to front and side, folding door access to cupboard, access through to entrance hall.

Entrance Hall

Carpet floor, radiator, double glazed window to front, stairs to first floor, access through to lounge.

Lounge 19'0" x 13'9" (5.8m x 4.2m)

Laminate floor, double glazed window to front, radiator, access to dining room via double doors.

Dining Room 19'0" x 11'1" (5.8m x 3.4m)

Mixture of laminate and vinyl floor, double glazed sliding door to rear, radiator, access to kitchen, consumer unit.



Kitchen 11'9" x 12'9" (3.6m x 3.9m)

Tile floor, laminate counter tops, under counter and wall mounted cupboards, space for free standing oven, fridge and fridge freezer, dishwasher, electric cooker point. Double glazed windows to rear and side, double glazed door to side, access to inner hallway leading utility and WC.

Inner Hall

Tile floor, access to utility and WC, radiator.

Utility 5'2" x 5'10" (1.6m x 1.8m)

Tile floor, double glazed door to side, laminate counter top with wall mounted cupboards, boiler cupboard, space for washer and dryer.

WC 5'2" x 4'7" (1.6m x 1.4m)

Vinyl floor, WC, basin with vanity unit, double glazed window to side, heated towel rail.

Landing

Carpet floor, radiator, double glazed window to side, access to 4 bedrooms, bathroom and loft via hatch.

Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout in to New Road, continue in to Belton, continue over the mini roundabout, at the T junction turn right in to Bracon Road, at the T junction turn left in to Station Road North, continue in to Station Road South where the property can be found on the left.



Bedroom 1 13'1" x 11'1" (max) (4.0m x 3.4m (max))

Carpet floor, double glazed window to rear, radiator, access to dressing room/en-suite via folding door.

Dressing Room

Carpet floor, built in wardrobes and drawers, open access to en-suite

En-Suite

Vinyl floor, double glazed window to rear, WC, basin with vanity unit, shower cubicle with electric shower and towel rail.

Bedroom 2 13'1" x 13'9" (max) (4.0m x 4.2m (max))

Carpet floor, double glazed window to front, radiator.

Bedroom 3 8'10" x 10'9" (2.7m x 3.3m)

Carpet floor, radiator, double glazed window to front.

Bedroom 4 8'10" x 11'9" (max) (2.7m x 3.6m (max))

Carpet floor, double glazed window to front, radiator.

Bathroom

Vinyl floor, double glazed window to rear, WC, basin with vanity unit, bathtub with wall mounted shower and glass screen.

Garage

Double glazed door to side access to rear garden, up and over door to front, concrete floor.

Outside Front

Grass lawn, concrete driveway with brick weave path to front door, access to single garage, mixture of hedge row, timber fence and brick wall boundaries.

Outside Rear

Grass lawn, concrete patio area, access to garage, fence boundaries.

Council Tax

Great Yarmouth Borough Council - Band D

Services

Mains gas, electricity, water, drainage.

Tenure

Freehold

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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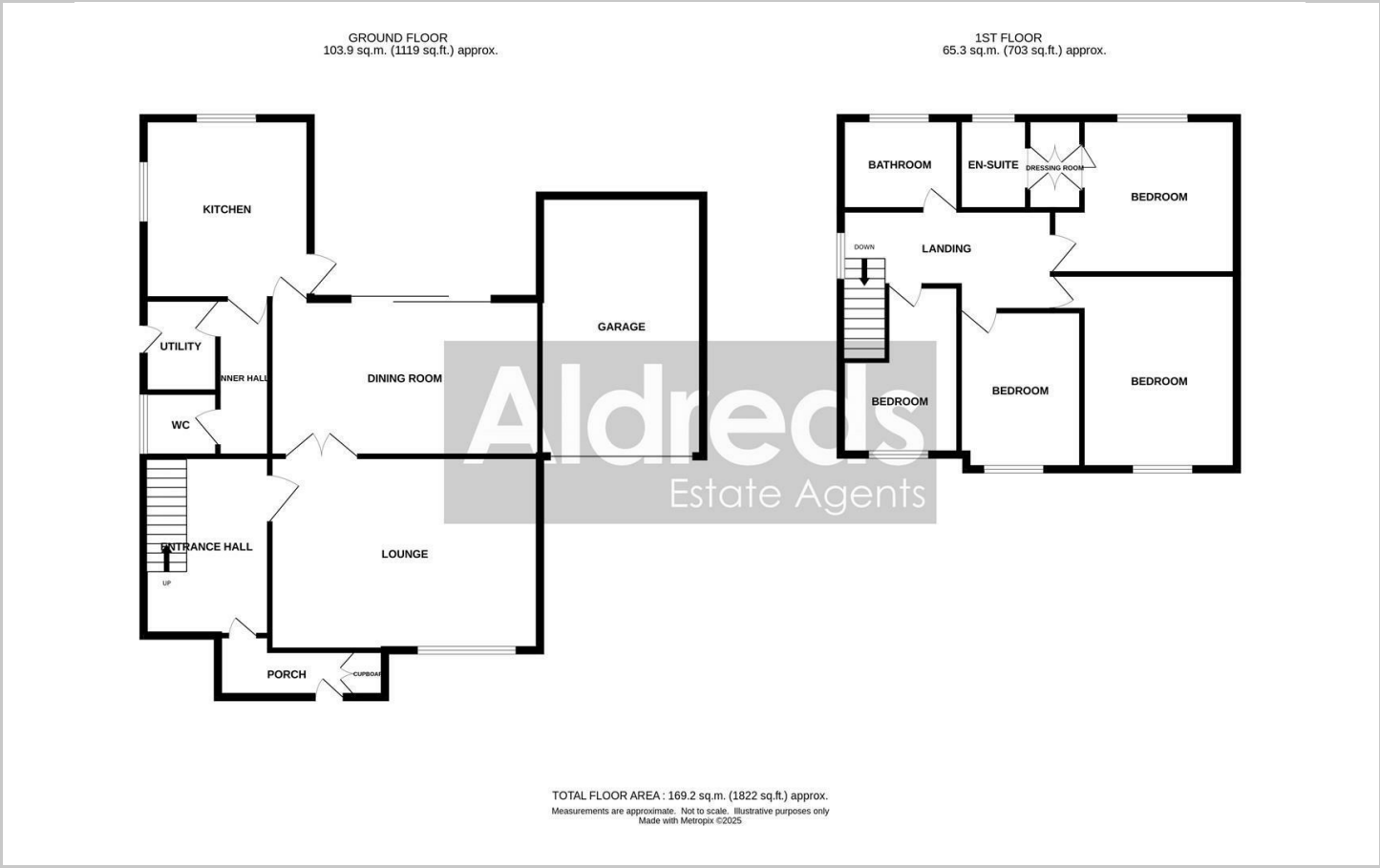
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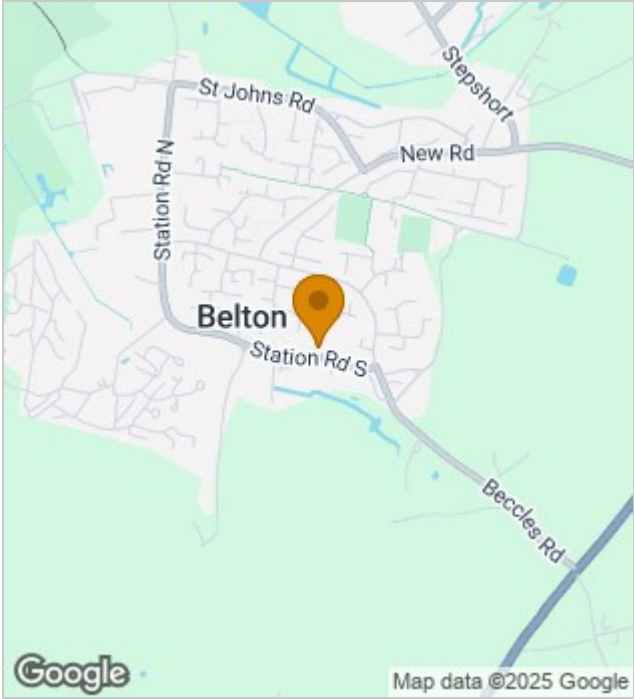
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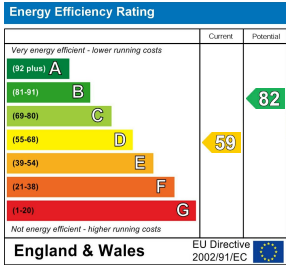
Floor Plans



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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