

**Aldreds**  
Estate Agents



Chapters 53 Station Road North

Belton, Great Yarmouth, NR31 9NG

Offers Over £290,000



## Chapters 53 Station Road North

Belton, Great Yarmouth, NR31 9NG

Sitting on the popular Station Road North, Aldreds are delighted to offer this spacious four bedroom detached house with good sized garden, solar panels and garage. On the ground floor there is an entrance hall, lounge, kitchen, utility room and a cloakroom. The first floor offers a landing, four bedrooms and a bathroom. Gas central heating and double glazing. Driveway

### Entrance Hall

Stairs to landing, door to side, radiator

### Lounge

20'9" x 13'10" (6.35 x 4.22)

Double glazed doors to garden, double glazed window to rear aspect, radiator

### Kitchen

12'1" x 9'6" (3.7 x 2.9)

Base & wall units with worktops, sink with drainer, double glazed window to front aspect, tiled floor, electric hob, electric oven, breakfast bar, plumbing for dishwasher, walk in cupboard

### Utility Room

Plumbing for washing machine, door to

### Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect

### Landing

### Bedroom 1

13'11" x 10'5" (4.25 x 3.18)

Double glazed window to rear aspect, radiator

### Bedroom 2

13'10" x 10'2" (4.24 x 3.1)

Double glazed window to rear aspect, radiator

### Bedroom 3

11'2" x 9'10" (3.42 x 3)

Built in wardrobes, double glazed window to front aspect, radiator





#### Bedroom 4

11'4" x 7'10" (3.46 x 2.4)

Double glazed window to front aspect, double glazed window to side aspect, radiator

#### Bathroom

7'3" x 7'1" (2.23 x 2.18)

Panel bath with shower over, hand basin, low level WC, tiled walls, opaque double glazed window to side aspect, heated towel rail

#### Outside

To the front there is a driveway to garage, the garage has an up & over door. To the rear there is a garden

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage

#### Council Tax

Band C

#### 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.

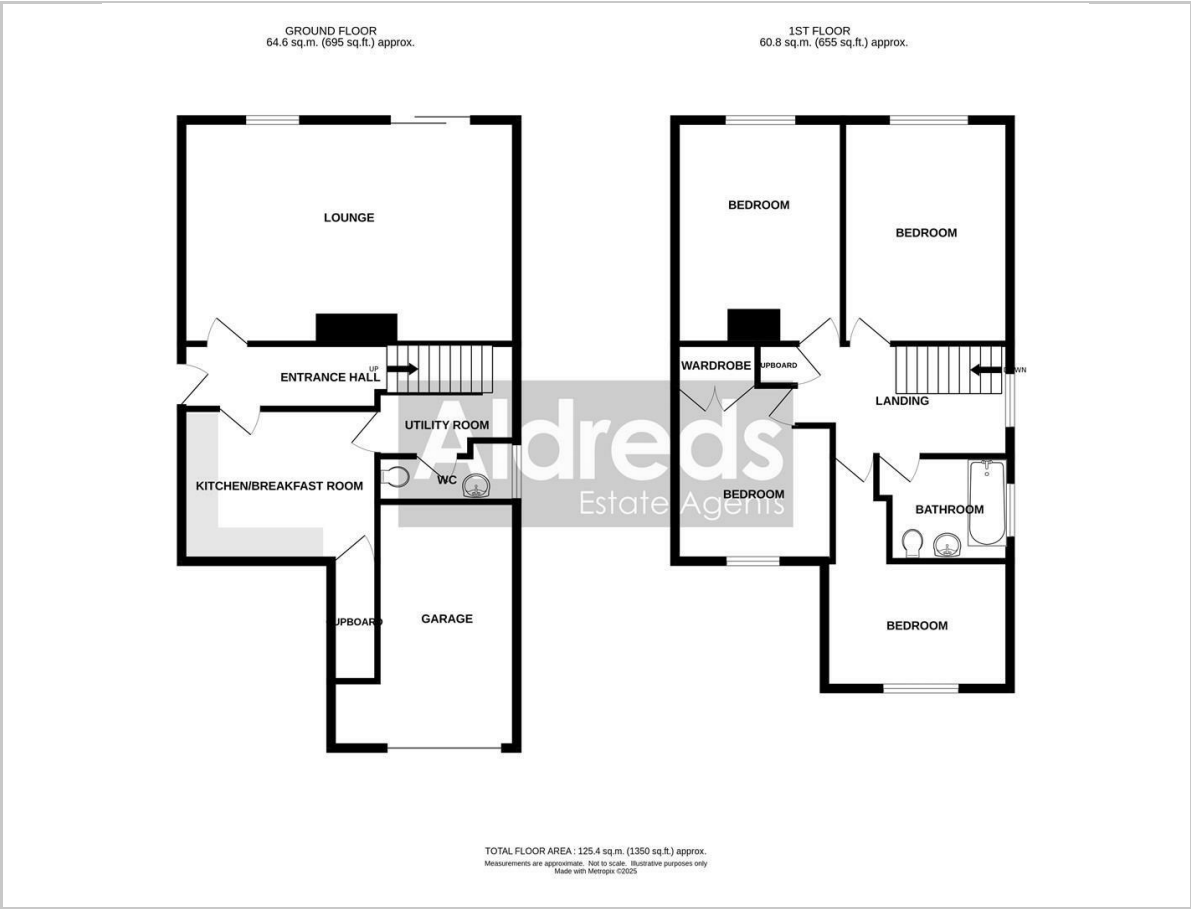
#### Directions

Heading south out of Bradwell on the A143, proceed over the roundabout (2nd exit), remaining on the A143. The take the first turning on the right (signposted to Belton) onto Beccles Road. Follow Beccles Road into Belton and take the first turning on the left onto Station Road South which leads into Station Road North where the property will be found on the left.

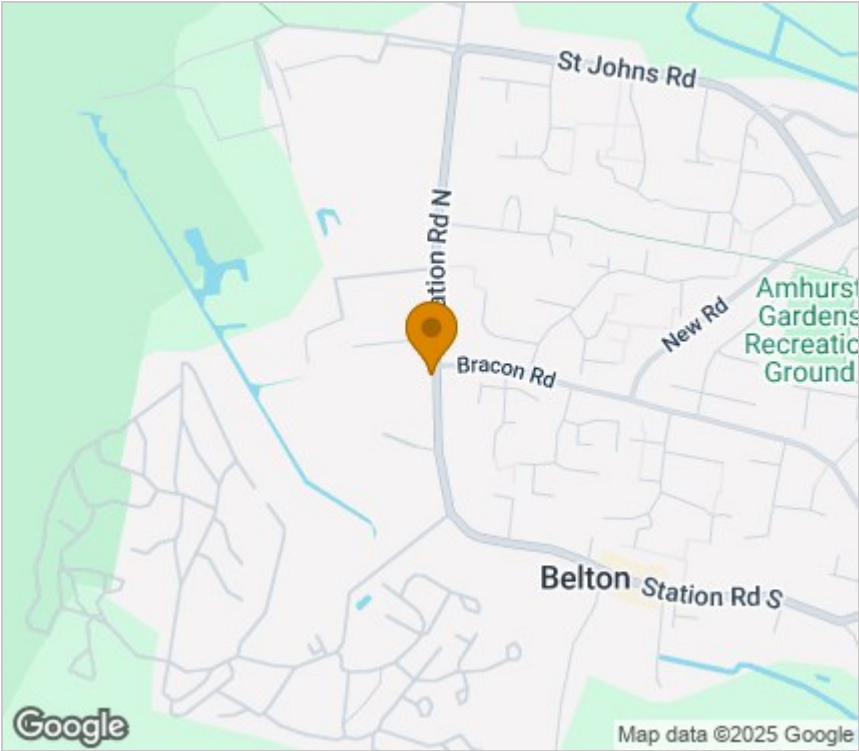
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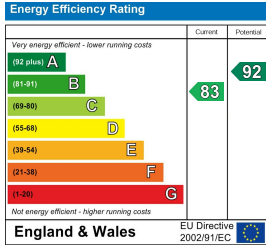
Floor Plan



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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