



Rosedale Gardens Belton Great Yarmouth Norfolk NR31 9PL

A well presented, modern, three bedroom detached house situated in the popular village of Belton. On the ground floor the property offers an entrance hall, spacious lounge/dining room with open plan kitchen, conservatory and ground floor cloakroom. On the first floor the main bathroom has been turned into an ensuite shower room for bedroom one and there are two further bedrooms. The current layout of the first floor accommodation lends itself more towards a couple than a family although the layout could be changed by a new owner. Gas central heating and sealed unit double glazing. Outside there are gardens to front and rear with a driveway leading to garage. Carpets as fitted are included in the asking price.



- **Detached House**
- **Spacious Lounge/Dining Room**
- **Ground Floor Cloakroom**
- **Gas Central Heating**
- **Front & Rear Gardens**
- **Three Bedrooms**
- **Fitted Kitchen**
- **Conservatory**
- **Sealed Unit Double Glazing**
- **Driveway to Garage**

Guide Price £199,995 Freehold

Viewings

Please call us on 01493 664600 to make an appointment

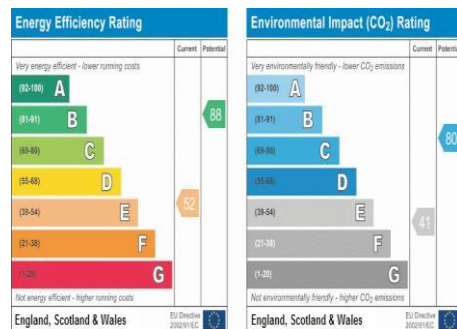
Aldreds Estate Agents

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Accommodation:

Entrance Porch

Door to side.

Cloakroom

Low level WC, hand wash basin.

Entrance Hall

Stairs rising to landing, radiator.

Lounge/Dining Room 16' 8" max 13' 3" min x 14' 2" (5.07m max 4.05m min x 4.31m)

Understairs cupboard, double glazed window to side aspect, radiator, double glazed French doors to conservatory, open plan access to:-

Kitchen 10' 4" x 6' 7" (3.15m x 2.0m)

Base and wall mounted storage units with roll top work surfaces over, five burner gas hob, electric oven, double glazed window to front aspect, part tiled walls, sink.

Conservatory 11' 4" x 9' 6" (3.45m x 2.89m)

Brick base and sealed unit double glazing, double glazed French doors to side, radiator.

Landing

Double glazed window to side aspect.

Master Bedroom 11' 8" x 10' 6" (3.55m x 3.19m)

Double glazed window to side aspect, radiator, door to:-

Ensuite Shower Room

Power shower in tiled cubicle, hand wash basin, low level WC, tiled walls, opaque double glazed window to front aspect, heated towel rail.

Bedroom 2 10' 1" x 8' 2" (3.07m x 2.5m)

Double glazed window to rear aspect, radiator,

Bedroom 3 8' 2" x 6' 11" (2.5m x 2.11m)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property there is a lawned garden, driveway to garage, the garage has an up and over door. To the rear of the property there is a paved patio area, lawned garden and shingle bed.

Tenure

Freehold.

Services

Mains water, electric, gas, drainage.

Council Tax

Great Yarmouth Borough Council - 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

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, at the roundabout turn right into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn left into Bracon Road, turn right into Rosedale Gardens where the property can be found immediately on the left hand side.

Contact

Linda Bowdler, Katharine Wood MNAEA, Natalie Palmer or Melissa Richeda.

Ref: 16612/06/17

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