



## 11 BECCLES ROAD

Belton, Great Yarmouth, Norfolk, NR31 9JQ

£325,000

**BROWN & CO**

## 11 BECCLES ROAD

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### DESCRIPTION

No. 11 Belton Road is a delightful end terraced cottage enjoying fine views over farmland, whilst being beautifully positioned on the outskirts of the picturesque rural village of Belton, close Fritton and Gorleston.

Constructed of rendered brick under a pitched main roof the property benefitted from a thorough renovation programme with the installation of new plaster, heating, kitchen and bathroom equipment and new uPVC windows, and will be of great interest to buyers keen to acquire a property ready for immediate occupation.

The property is approached to the front into a porch entrance which adjoins the principal sitting room with an open fire. An archway from the sitting room provides access into the dining room offering an open plan feel. Off the dining room, there is a spacious kitchen with an excellent range of integrated appliances and a utility/back entrance provides further access into the gardens.

To the first floor there are two double bedrooms and a family bathroom positioned off the main landing. The principal bedroom enjoys charming field views.

The garage is accessed either from the front or rear and benefits from power and light. To the front of the property there is off road parking for two vehicles.

Much of the charm of the property remains in the gardens and grounds which have been wonderfully maintained by the current owners. The courtyard garden provides a good space for a BBQ being paved with a range raised flower beds and borders. A path leads up to a delightful area of garden which is mainly laid to lawn with the benefit of a garden shed and a number of specimen trees and shrubs.

Services - Mains drainage, mains water, mains electricity, modern electric heating. Local authority – Great Yarmouth Borough Council. Council tax band – B

### LOCATION

Belton is a lovely rural village to the west of Great Yarmouth and Gorleston. The village is close to Fritton and the Somerleyton Estate with all its walks and events. The local towns enjoy an excellent range of amenities, and a wide range of shopping facilities. Great Yarmouth, Gorleston and Lowestoft benefit from schooling for all ages.

### DIRECTIONS

Leaving Bradwell on the A143 heading towards Haddiscoe take the right turn onto Beccles Road signposted for Belton. Follow the road for approximately 300 yards and the property is on the right-hand side.

### AGENT'S NOTES:

- (1) Agent notes: Planning permission was approved in 2016 for an extension over the garage, The planning permission consisted of an additional double bedroom with vaulted ceiling and windows to front and side with a Velux window to rear. Approximate room measurements of 14' x 8'.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

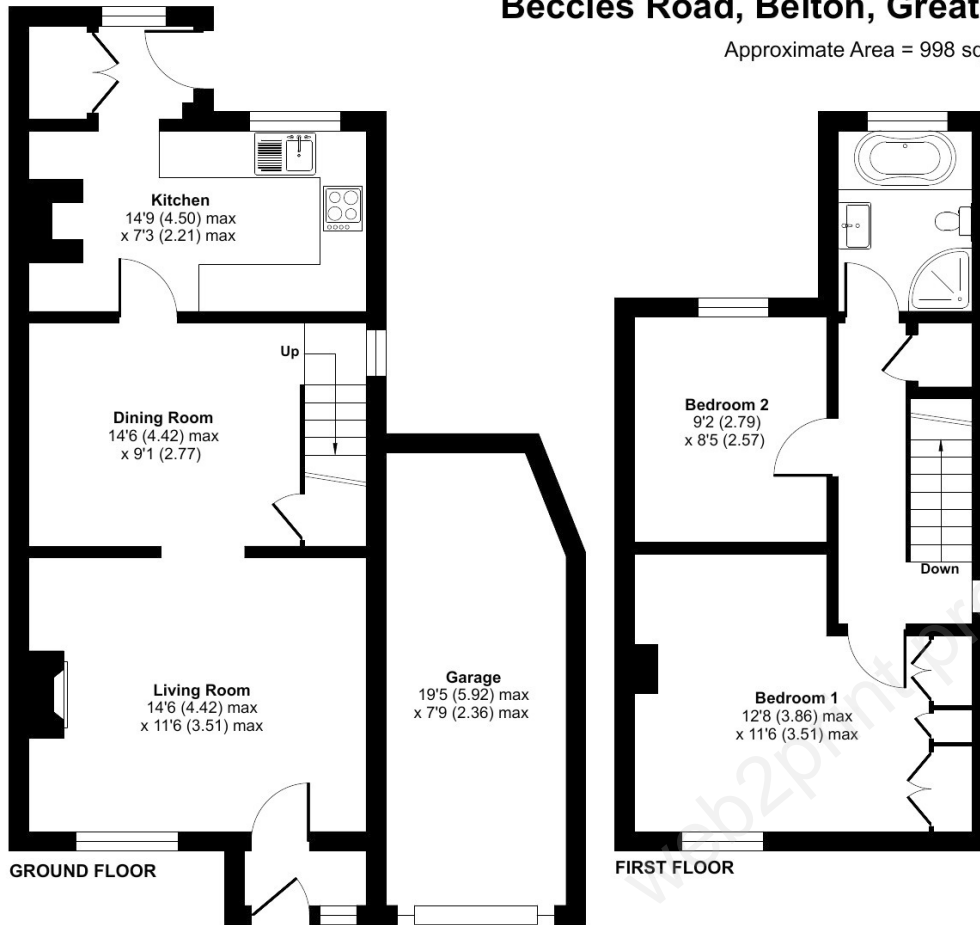




# Beccles Road, Belton, Great Yarmouth, NR31

Approximate Area = 998 sq ft / 93 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Brown & Co. REF: 901722

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