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**£275,000**



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## **33 Bracon Road Belton, NR31 9PS**

- BEAUTIFUL DETACHED BUNGALOW
- VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- STUNNING REAR GARDEN
- MANY NEW UPGRADES
- GARAGE, DRIVEWAY & CAR PORT
- GAS CENTRAL HEATING
- ENERGY EFFICIENT SOLAR PANELS
- NEW CONTEMPORARY SHOWER ROOM
- OVER 840 SQ FT ON ONE LEVEL

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### ENTRANCE PORCH 1.50m x 1.40m (4' 11" x 4' 7")

Enter through your recently installed composite front door directly into the Porch of your new home. A uPVC sealed unit double glazed window attracts an abundance of daylight and LVT is laid to floor. There's a radiator and a large storage cupboard, perfect to kick off your shoes and hang up your coat. A glazed oak door leads you in to your...

### LOUNGE 5.50m x 3.93m (18' 1" x 12' 11")

Your spacious Lounge is beautifully light and bright courtesy of two uPVC sealed unit double glazed windows which give lovely views over your wonderful front garden. The room features wood effect laminate flooring, a radiator and glazed oak doors lead off to your Kitchen and Inner Hallway while an opening leads you in to your ...

### CONSERVATORY 3.93m x 2.41m (12' 11" x 7' 11")

Constructed of uPVC sealed unit double glazing over a brick base, your Conservatory / Garden Room has been upgraded with a 'warm roof' and not only is a lovely space to sit and unwind, it also doubles up as a Dining Room if required. French doors lead you out to the side of the Bungalow and Garden, quality wood laminate is laid underfoot and a radiator maintains an even temperature.

### KITCHEN 3.30m x 2.60m (10' 10" x 8' 6")

A range of base and wall units are fitted to three walls complete with modern contemporary 'shaker' style doors and drawers with a square edge worktop and tiled splashback over. Integrated appliances include an induction hob with extractor over and double oven and grill. There's also a stainless-steel sink and drainer located under one of the two uPVC sealed unit double glazed windows, LVT is laid to floor, there's a radiator and your back door leads you outside.

### INNER HALLWAY

The hallway links your Lounge with the Bedrooms and Shower Room a fitted carpet underfoot, airing cupboard and your loft is also accessed from here.

Your Loft is boarded and features a light, power and shelving, plus your combi boiler is housed here.

### MASTER BEDROOM 4.21m x 2.79m (13' 10" x 9' 2")

Down the Hall to the far end, your Master Bedroom is located to the rear and features a uPVC sealed unit double glazed window with spectacular views over your rear Garden. There's a sumptuous, fitted carpet laid underfoot and radiator also featured.

### BEDROOM 2 3.23m x 2.44m (10' 7" x 8')

A uPVC sealed unit double glazed window overlooks the rear Garden, fitted carpet and radiator.

### BEDROOM 3 3.23m x 2.61m (10' 7" x 8' 7")

The smallest of the three is still a good size double with uPVC sealed unit double glazed french door to rear Garden, fitted carpet and radiator.

### SHOWER ROOM 1.98m x 1.68m (6' 6" x 5' 6")

Modern and contemporary, your brand-new Shower Room features a suite comprising of a large walk-in shower cubicle with floor-to-ceiling glass screen, vanity wash hand basin and low-level WC.

An opaque uPVC sealed unit double glazed window, LVT floor and radiator also feature.

## OUTSIDE

### FRONT GARDEN

The front garden is low maintenance and consists of a mixture of mature flowers/shrubs and small trees, with a shingle area enclosed by railway sleepers. A path leads you up to your front door.

### DRIVEWAY, CAR PORT & GARAGE

Located to the rear of the property a set of timber gates lead you into your Car Port which in turn leads you up to your Garage door. Your detached garage features an up-and-over door, a personal door to your garden, a window, power and light.

### REAR GARDEN

Wow, what a Garden! So much going on here. Completely enclosed by fence, hedges and very private, it is southwest facing, and you will enjoy the many textures to ground.

Mainly laid to lawn, there are also patio areas, timber decking and some artificial lawn to side. Plenty of mature shrubs and plants, this is a wonderful place to sit and unwind at any time of the day.

There are also timber sheds, a lean-to for storage and a is a super Garden for the keen gardener and a safe haven for children to play.

### Council Tax

Great Yarmouth Band C

### SUMMARY

If you are looking for a one storey home in a village location, including the energy efficient Solar Panels, modernised and in excellent order with a beautiful Garden and plenty of parking, then look no further.

To view, simply call us on the numbers on page one.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## AN EXCELLENTLY PRESENTED DETACHED BUNGALOW | MANY NEW UPGRADES

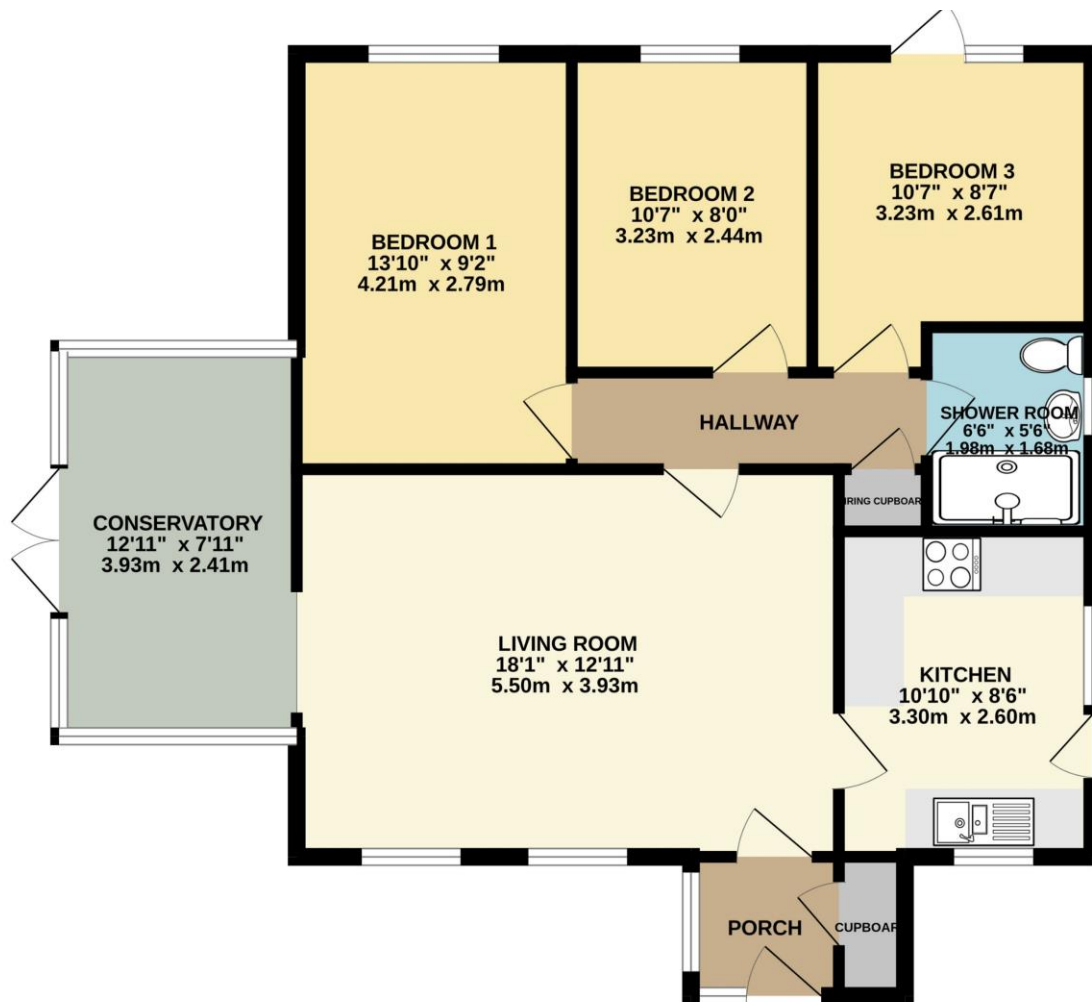
We are delighted to offer for sale this beautiful one-story home which is located in the village of Belton, just west of Great Yarmouth. Your accommodation comprises of an Entrance Porch leading into your Lounge, recently upgraded fitted Kitchen and super Conservatory / Garden / Dining Room. The three double Bedrooms and brand-new Shower Room are located off the Hallway which has access to your boarded Loft which benefits from power and light. All this with the creature comforts of double glazing and gas central heating and located in a popular neighbourhood. If you love gardening or have children in your family, take a look at this garden... its stunning.

### **GARAGE & CAR PORT TO REAR | OVER 840 SQ FT OF LIVING**

### **LOCATION AND AMENITIES**

The popular village of Belton which is only a short distance from the A143. The location is such that it offers easy routes via car into the towns of Beccles, Great Yarmouth and Gorleston with it's fantastic beach and promenade. Caldecott Hall is about five minutes away if golf and horses are your interests. There are several Gastro pubs close by serving great food and wine and if walking is your pleasure, there are some beautiful areas close by including the old Roman fort at Burgh Castle. For convenient there are local shops in the village including a Tesco express, take away and a good bus service.

**Contact: The One Online Team | Mobile: 07787 436600 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**



33 BRACON RD BELTON

TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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