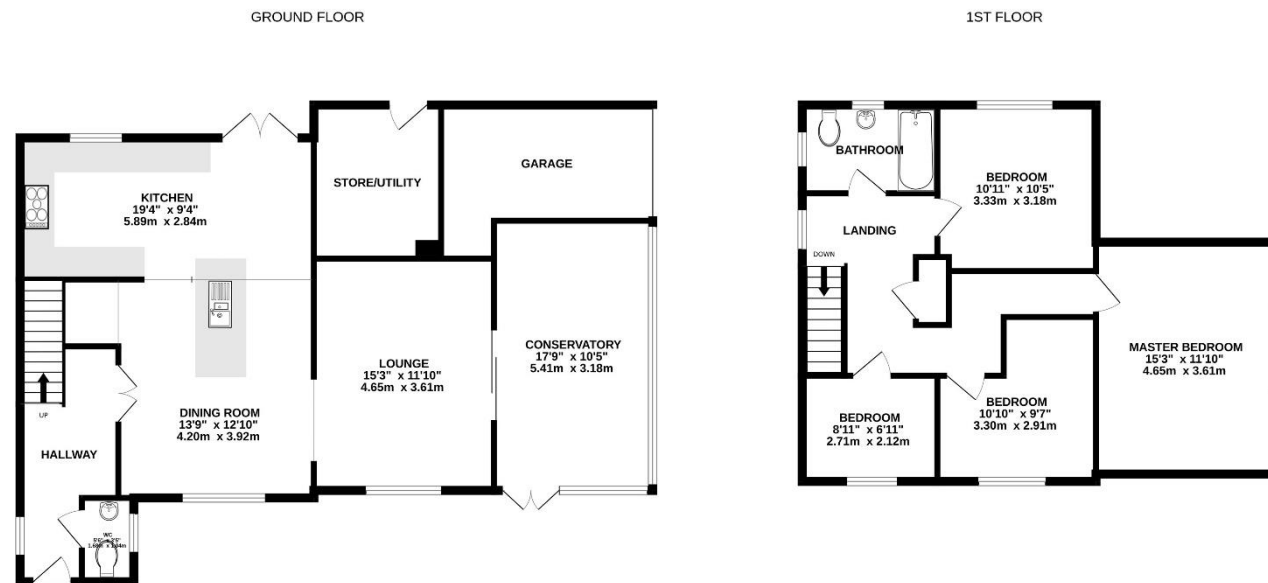


Paddock Close, Belton
OIEO £350,000 Freehold



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
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- Spacious Detached Family Home
- Four Well Proportioned Bedrooms
- Open Plan Kitchen/Dining Area
- Bright & Generous Sitting Room
- Modern Family Bathroom
- Downstairs Cloakroom
- Substantial Front & Rear Gardens
- Single Garage & Driveway
- Fully Modernised Throughout
- EPC Rating D / Council Tax Band D

Description

We are delighted to present this beautifully modernised four-bedroom detached family home, ideally situated in the sought-after village of Belton. Occupying a spacious corner plot, this impressive property offers expansive living areas and contemporary finishes throughout.

Upon entering, you're greeted by a spacious entrance hall with access to a stylish downstairs cloakroom, stairs to the first floor, and doors leading into the heart of the home. The standout feature is the open-plan kitchen and dining area which is a fantastic space for both everyday living and entertaining. The kitchen boasts a central island with an inset stainless steel sink, hot water tap, and an array of modern wall and base units complemented by roll-top work surfaces. Integrated appliances include a fridge/freezer, dishwasher, and a double electric oven with hob. Additional highlights include high-quality flooring, recessed spotlights, and French doors opening into the rear garden.

The generously proportioned sitting room features a front-facing double-glazed window and UPVC doors that lead into the conservatory, currently used as a games room. Bright and spacious, the conservatory offers French doors to the front, enhancing the home's versatile living options.

Upstairs, the first floor hosts four well-sized double bedrooms, all accessed from a central landing. A contemporary family bathroom serves the upper floor, complete with a three-piece suite including a panelled bath with shower over, low-level W/C, and wash basin.

Outside

Outside, the property continues to impress. The front garden is laid to lawn and enclosed by a low-level retaining wall with a pathway to the front door. To the side, a driveway provides ample off-road parking and access to a single garage. The rear garden is perfect for family enjoyment, with a well-maintained lawn, a raised decking area, and a patio space ideal for outdoor dining and relaxation.

Location

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Great Yarmouth Borough Council, Town Hall, Hall Pain, Gt. Yarmouth, NR30 2QF
Council Tax Band D

Tenure

Freehold

Directions

As you enter Belton along the New Road, go across the mini roundabout then take the right turn onto Waveney Drive. Follow the road along until you reach Paddock Close on the left. Continue along Paddock Close until you reach the property on the left hand-side.

