



**Station Road South, Belton Great Yarmouth NR31 9JG**



**welcome to**

**Station Road South, Belton Great Yarmouth**

This beautiful family home is nestled within the charming village location of Belton, where amenities are easily accessible & close to a local village supermarket, cafe, parks, public houses & a just a short drive to Gorleston's sandy beach, Norfolk & Suffolk broads and James Paget Hospital.



### **Entrance Hall**

A welcoming entrance hall, comprising of external wooden, glazed fronted door and DG windows to either side aspect, tiled flooring, wall lights, radiator and stairs to first floor landing, kitchen/diner, study, snug and living area

### **Lounge**

18' 6" x 9' 11" ( 5.64m x 3.02m )

A perfect central gathering hub to relax as a family. With DG window to side and patio doors to front aspect. Wall lights, radiator, TV point, oak wooden flooring & beautiful feature woodburner

### **Snug**

14' 4" x 9' 2" ( 4.37m x 2.79m )

DG window to rear aspect, wooden flooring, traditional column vertical radiator, wall lights, built in understairs storage cupboard and beamed ceiling

### **Study**

15' 5" x 9' 4" ( 4.70m x 2.84m )

DG patio doors to side, wooden flooring, wall lights, radiator, built in storage units/bookcase and beamed ceiling

### **Kitchen/Diner**

18' 1" x 14' 3" ( 5.51m x 4.34m )

A modern kitchen/diner with 2 x DG windows to rear and DG window to front aspect. A range of wall and base units, complimentary solid beach work surfaces over, island with marble topped undercounter shelved storage and cupboards, 1 and a half quartz sink and drainer with mixer tap, inset space for fridge/freezer, plumbing for washing machine & dishwasher, ceiling lights, built in wine rack, radiator, power points, tiled flooring, range style oven with stainless steel canopied extractor over and DG wooden door giving access to rear side garden

### **Bedroom Two**

11' 7" x 10' ( 3.53m x 3.05m )

Ground Floor, currently used as a sewing room

DG Windows to front and rear aspect, carpeted

flooring, ceiling light, radiator, beamed ceiling and door to en-suite/shower room

### **Ground Floor Shower Room**

DG opaque window to rear aspect, wash hand basin with vanity under, low level W/C, corner shower cubicle with glass sliding door surround, wall mounted heated towel rail, radiator and spotlights

### **First Floor Landing**

A spacious landing with DG window to front aspect, carpeted flooring, 2 x radiators, built in wardrobe, ceiling light and access to bedrooms and family bathroom with eves storage

### **Bedroom One**

16' 4" x 13' 8" ( 4.98m x 4.17m )

DG windows to front and side aspect, carpeted flooring, radiator, ceiling light and eves with plenty of storage space

### **Bedroom Two**

11' 9" x 9' 10" ( 3.58m x 3.00m )

DG window to front and side aspect, carpeted flooring, ceiling light and radiator

### **Bedroom Four**

10' 4" x 6' 10" ( 3.15m x 2.08m )

DG window to side aspect, carpeted flooring, radiator, built in storage cupboard and ceiling light

### **Family Bathroom**

Opaque DG window to rear aspect, wash hand basin with splashback tiling, low level W/C, bath with tiled surround & traditional Victorian bath shower mixer tap handset, large built in storage cupboard, ceiling light, radiator and patterned vinyl flooring

### **Rear Garden**

A large fully enclosed wrap-around garden, predominantly laid to lawn, this expansive grassy area is perfect for gatherings or simply enjoying the sun. Surrounding the garden is timber fencing & mature trees that enhances privacy while adding tranquillity. A practical timber storage shed provides a convenient space for tools & gardening equipment.

To the side of the garden, a charming patio area provides an ideal outdoor space for alfresco dining and entertaining friends & family with gated access to the front of the property.

### **Front Exterior**

An aesthetically pleasing front exterior, offering a large gravelled drive with garage to side with up & over door & space for ample vehicles for off road parking, with access to the rear of the property



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## Station Road South, Belton Great Yarmouth

- PRICE \*£475,000\*- 3/4 Bedroom Detached Family Home
- Immaculately Presented Combining Original and Contemporary Features Throughout
- Envious Village Location
- Double Glazing & Gas Central Heating
- Close to Amenities & a Short Drive to The Norfolk & Suffolk Broads

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT  
YARMOUTH, Norfolk, NR31 6RB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)