



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

tranquility. 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 graveled 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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welcome to

Station Road South, Belton Great Yarmouth

- GUIDE PRICE £460,000 TO £475,000
- Immaculately Presented Combining Original and Contemporary Features Throughout
- Enviaible Village Location
- Double Glazing & Gas Central Heating
- Close to Amenities & a Short Drive to The Norfolk & Suffolk Broads

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107606 - 0021

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