



Lincoln Stepshort, Belton Great Yarmouth NR31 9JS

welcome to

Lincoln Stepshort, Belton Great Yarmouth

This well presented 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

Double glazed uPVC entrance door, carpeted flooring and radiator

Kitchen

15' 2" x 10' 3" (4.62m x 3.12m)

A well-appointed contemporary kitchen, comprising of double-glazed window to front aspect. A range of wall and base units with complimentary roll top marble effect worksurfaces over, plumbing for washing machine and tumble dryer, stainless steel sink and drainer with mixer tap, space for fridge/freezer, L-shaped breakfast bar, door to pantry, range oven with gas hob and canopied stainless steel extractor over and splashback, power points, ceiling light, radiator, partially tiled walls and tiled flooring

Utility Room

7' 7" Max` x 8' 6" (2.31m Max` x 2.59m)

Double glazed window to side aspect, wall units, space for freezer, tiled flooring and door to downstairs W/C

Cloakroom

Double glazed opaque window to side aspect, WC, wash hand basin and extractor fan

Bedroom Three

8' 3" x 7' 6" (2.51m x 2.29m)

Double glazed window to side aspect, carpeted flooring

Lounge

11' 5" x 18' 4" (3.48m x 5.59m)

A perfect central gathering hub, to relax as a family. With double glazed window to front aspect, carpeted flooring, wall lights, TV point, wall sockets, coved ceiling and feature gas fireplace with wooden and marble surround and heath. Door to study and Arch opening to..

Dining Room

8' 5" x 10' 7" (2.57m x 3.23m)

A spacious dining area, with uPVC double glazed

window to rear and uPVC patio doors to side, allowing access to rear garden. Carpeted flooring, wall sockets, coved ceiling and ceiling light

Study

8' 5" x 5' 5" (2.57m x 1.65m)

Double glazed window to rear aspect, carpeted flooring, radiator, ceiling light and wall sockets

Landing

Carpeted flooring, loft access and doors with access to first floor bedrooms, and shower room

Bedroom One

10' 4" x 11' 5" (3.15m x 3.48m)

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets and radiator

Bedroom Two

12' 1" x 8' 8" (3.68m x 2.64m)

Double glazed window to front aspect, carpeted flooring, radiator, ceiling light, wall sockets, built in wardrobes and shelving

Shower Room

Opaque double glazed window to front aspect, combination unit with wash hand basin and W/C, tiled splashback, corner shower cubicle with electric shower attachment, tiled flooring, radiator, and ceiling light

Front Exterior

To the front of the property is a charming and welcoming space, bordered by a low-level timber fence that provides a sense of privacy, the garden is primarily laid with a well-maintained lawn, creating an inviting atmosphere. Along the edges of the lawn, there are beautifully planted borders filled with a variety of mature trees and shrubs, enhancing the gardens overall appeal. A small gate leads visitors to a paved pathway towards the entrance of the home and driveway, for off road secure parking. Additionally, there is gated access to the rear of the property, allowing easy connection to other outdoor spaces.

Rear Garden

A large rear garden, fully enclosed by a combination of timber and brick post fencing, for added privacy. The majority of the garden is paved, creating a spacious and low-maintenance area, that is perfect for entertaining and outdoor seating. A timber shed sits neatly in one corner of the garden, providing practical storage for gardening tools, and outdoor equipment. Aswell as a large area perfect for home grown vegetables



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welcome to

Lincoln Stepshort, Belton Great Yarmouth

- A Well Presented Semi-Detached Family Home
- Large Front and Rear Garden
- Off Road Parking
- Study and Utility
- Enviaible Village Location

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107768 - 0002

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