



St. Georges Road, Belton GREAT YARMOUTH NR31 9LE

welcome to

St. Georges Road, Belton GREAT YARMOUTH

Where village living meets convenience. William H Brown are delighted to present to you this Exceptional 3 bed detached bungalow, renovated to a high standard throughout.



Entrance Hall

12' 1" x 4' 3" (3.68m x 1.30m)

A welcoming entrance hall, with uPVC entrance door to side aspect. Carpeted flooring, radiator, coved ceiling, wall sockets, built in storage cupboard, loft access, and doors allowing access to reception rooms and family bathroom

Storage Cupboard

6' 1" x 3' (1.85m x 0.91m)

Lounge

15' 11" x 11' 7" (4.85m x 3.53m)

A perfect central gathering hub, to relax as a family. Comprising of double glazed windows to front aspect, carpeted flooring, ceiling light, coved ceiling, radiator, TV point and wall sockets

Dining Room

8' 2" x 8' 10" (2.49m x 2.69m)

Double glazed window to front aspect,. Carpeted flooring, ceiling light, wall sockets, coved ceiling radiator, and door to..

Kitchen

9' 11" x 9' 10" (3.02m x 3.00m)

A modern and well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units with complimentary wooden effect worksurfaces over, built in Beko electric oven, induction hob and stainless steel canopied extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, partially tiled walls, wood effect vinyl flooring, power points, built in storage cupboard, ceiling light and double glazed uPVC opaque single door to rear aspect, opening into...

Utility Room

11' 4" x 4' 2" (3.45m x 1.27m)

uPVC double glazed door to side aspect. Plumbing for washing machine and tumble dryer

Master Bedroom

11' 3" x 9' 8" (3.43m x 2.95m)

Double glazed uPVC patio doors opening into rear

garden. Carpeted flooring, ceiling light, wall sockets, coved ceiling, radiator, and fully pannelled wall

Bedroom Three

4' 11" x 8' 11" (1.50m x 2.72m)

Double glazed window to side aspect. Carpeted flooring, ceiling light, wall sockets, radiator and coved ceiling

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, coved ceiling and wall sockets

Family Bathroom

8' 7" x 5' 10" (2.62m x 1.78m)

A modern suite, with double glazed opaque window to side aspect. Panelled bath with Matt framed square bath screen, wash hand basin with vanity storage unit under, chrome heated towel radiator, carpeted flooring, partially tiled walls, ceiling light and extractor fan

Cloakroom

Double glazed opaque window to side aspect. W/C, radiator, ceiling light and vinyl flooring

Rear Garden

A beautifully presented South facing, landscaped rear garden, enclosed by a sturdy timber and brick post boundary, that provides both privacy and added security. At the heart of the garden is a charming porcelain-paved patio area, perfectly designed for outdoor seating, making it an inviting space for relaxation and entertaining guests. From the patio, small steps lead to an adjacent well maintained lawned area, tastefully bordered with mature trees and vibrant shrubs. Convenience is thoughtfully addressed with an outside cold water tap, and outdoor lighting

Front Exterior

An aesthetically pleasing front exterior, characterised by a charming small brick wall that runs along the

middle. On either side of the wall, openings grant access to a neatly landscaped shingled driveway for secure off road parking for upto 4 vehicles. A gate provides a welcoming entrance to the rear of the property and to the other side a garage with up and over door provides practicality



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welcome to

St. Georges Road, Belton GREAT YARMOUTH

- GUIDE PRICE - £325,000-£350,000 A Well Presented 3 Bedroom Detached Family Home
- Modern Kitchen & Utility Room
- Enviaible Village Location
- Beautiful South Facing, Landscaped Rear Garden
- Double Glazing & Gas Central Heating

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

guide price

£325 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107921 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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