

Aldreds
Estate Agents



43 Orwell Crescent

Belton, Great Yarmouth, NR31 9NZ

£260,000



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A fantastic spacious and extended three bedroom detached bungalow sitting in the popular village of Belton. An internal inspection is essential to appreciate the size of this property. Accommodation includes entrance hall, lounge, a large sitting room/dining/kitchen, master bedroom with dressing room, two further bedrooms, utility room and bathroom. Gas central heating and double glazing. The property has a driveway & garden to front. To the rear there is a decked garden with summer house and shed. To the side there is a large covered storage area and hot tub/sauna area (hot tub and sauna by separate negotiation).

Entrance Hall

Double glazed window to front aspect, double glazed window to side aspect, entrance door, door to rear

Sitting Room/Diner/Kitchen

19'3" max 15'9" min x 19'0" max 8'6" min (5.89 max 4.82 min x 5.81 max 2.6 min)

Bow double glazed window to front aspect, wood burner, double glazed window to side aspect. base & wall units with worktops, inset ceiling lights, sink with drainer, two electric ovens, electric hob, integrated microwave, wine fridge, integrated dishwasher, integrated fridge/freezer

Inner Hallway

Loft access, Velux window

Lounge

16'4" x 14'4" (5 x 4.38)

Door to garden with double glazed windows, wood burner, radiator, door to covered hot tub area

Utility Room

6'4" x 5'4" (1.95 x 1.65)

Wall mounted gas boiler, double glazed window to side aspect, plumbing for washing machine, base units with worktops

Master Bedroom

11'1" x 8'0" (3.4 x 2.46)

Double glazed window to side aspect, radiator, door to

Dressing Room

4'11" x 4'7" (1.5 x 1.42)

Bedroom 2

12'6" x 9'1" (3.83 x 2.77)

Double glazed window to side aspect, radiator





Bedroom 3

9'2" x 7'10" (2.8 x 2.4)

Double glazed window to rear aspect, radiator

Bathroom

7'7" x 5'4" (2.33 x 1.65)

Panel bath with shower over, hand basin, low level WC, tiled walls, opaque double glazed window to side aspect, heated towel rail, under floor heating

Outside

To the front of the property there is a brick weave driveway and lawned garden. To the rear there is a decked garden. Summer House 4.55m x 2.34m. Shed 3.5m x 1.64m. To the side there is a covered storage area 4.55m x 2.52m. Covered hot tub area 4.95 x 2.41 (Hot tub and sauna available by separate negotiation).

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band C

Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

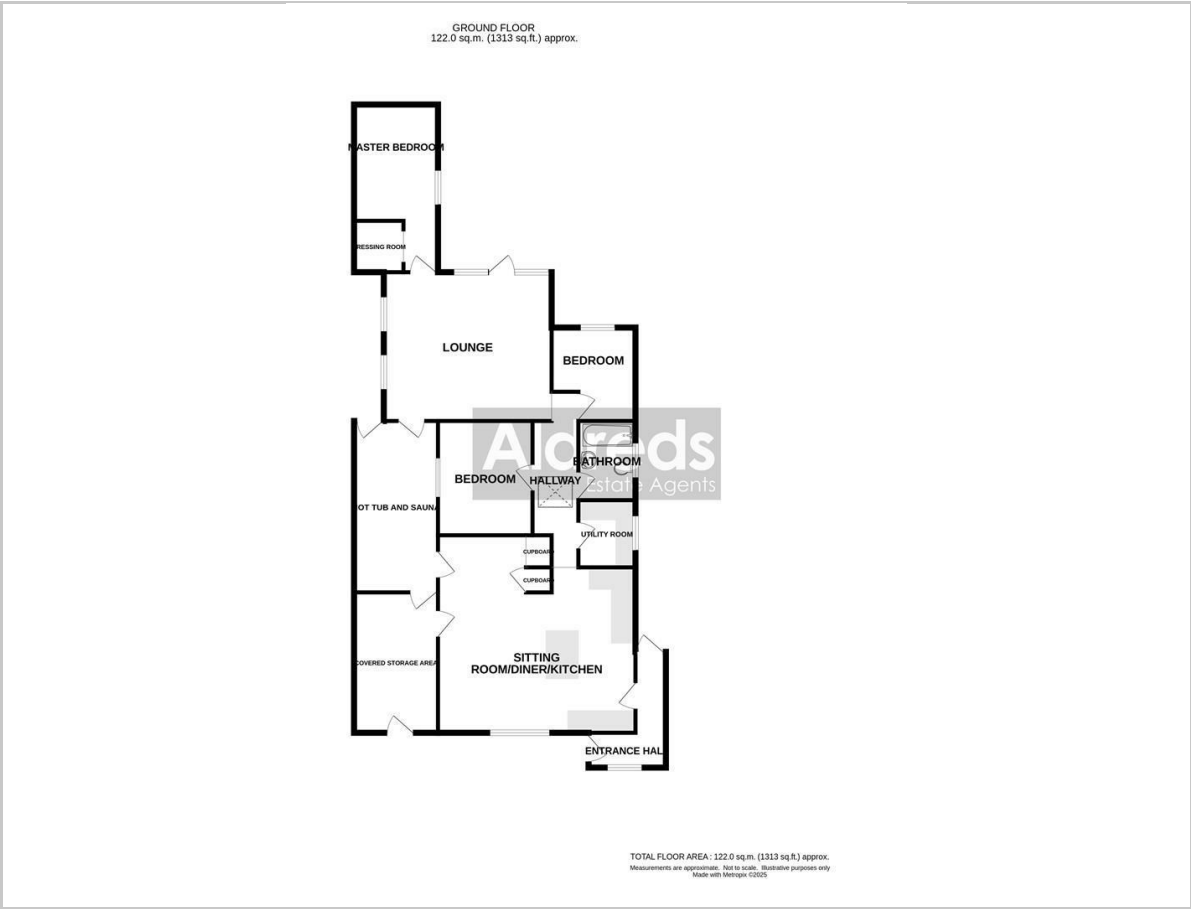
Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right off the dual carriageway into New Road, continue into Belton, continue over the mini roundabout taking the second turning on the right into Waveney Drive, turn left into Orwell Crescent where the property can be found on the left hand side.

Ref G18495/04/26



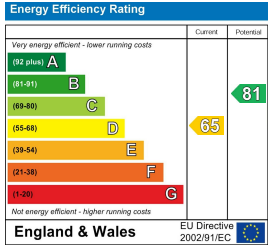
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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