



6 Baker Street
Gorleston
Norfolk
NR31 6QT

www.bycroftestateagents.co.uk
01493 664000
gorleston@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

10 Selwyn Drive
Belton, Great Yarmouth, NR31 9LR

O.I.E.O. £250,000 Freehold
EPC Rating E

Bycroft Estate Agents are delighted to offer this immaculately presented, extended, two bedroom semi detached house, situated in this sought after cul de sac location in the popular village of Belton. The accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room, garden room, landing, two bedrooms, bathroom, front, side and rear gardens (south facing), driveway, detached single garage, ground floor underfloor heating, gas central heating and double glazed windows.

ENTRANCE HALL

composite front door; down light; stairs to first floor; opening into:

LOUNGE/DINER

16' 10" x 11' 0" (5.13m x 3.35m) window to front aspect; radiator; down lights; under stair storage space; door through into:

KITCHEN/BREAKFAST ROOM

14' 7" x 7' 9" (4.44m x 2.36m) recently fitted kitchen; large u-shaped worktop; range of base cupboards and drawers; including integrated slimline dish washer; built in oven with four ring hob; space and plumbing for washing machine; resin one bowl sink with mixer tap; range of wall units; light and extractor; space for American style fridge freezer; radiator; window to rear aspect; down lights; large opening through to:

GARDEN ROOM

10' 7" x 8' 1" (3.23m x 2.46m) brick base upvc units overlooking the rear garden; French doors to the rear; warm roof with Velux window; down lights; modern upright radiator.

LANDING

BEDROOM 1

11' 1" x 9' 11" (3.38m x 3.02m) plus large recess; window to front aspect; radiator; feature panelled wall.

BEDROOM 2

9' 1" x 8' 2" (2.77m x 2.49m) access to roof space; window to rear aspect; radiator.

BATHROOM

recently installed suite; comprising bath with mixer tap; mains shower fittings over with two shower heads and shower screen; vanity unit with wash hand basin and mixer tap; storage cupboard under; wc; frosted double glazed window; chrome heated towel rail; extractor fan.

OUTSIDE

To the front of the property is a low maintenance, shingled front and side garden with pathway to front door. To the rear of the property is an enclosed rear south facing garden with paved patio, lawn, borders with shrubs, plants and trees, gate providing access to rear driveway, single detached garage with electric roller door to the front with light and power.

COUNCIL TAX

This property is currently listed as a Band B.

VIEWINGS

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01 493 664000.

