

Aldreds
Estate Agents



42 Fern Gardens
Belton, NR31 9QY
£185,000



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A beautifully presented three-bedroom home offering a perfect blend of comfort and practicality, ideal for families or professionals alike. The property features a bright and spacious living area, complemented by a dining room once combined as 22ft lounge/diner, as well as access to a modern kitchen. Bedrooms one and two are well-proportioned, with a smaller third bedroom offering alternative space for working from home, or additional storage.

Externally, the property benefits from a private garden, perfect for relaxing or hosting guests, along with convenient parking. Situated in a desirable location with easy access to local amenities, schools, and transport links, this home offers both convenience and a welcoming community feel.

Entrance Hall

Double glazed door to front, laminate floor, access to lounge, stairs to first floor.

Lounge

12'3" x 12'10" (3.74m x 3.933)

Laminate floor, double glazed window to front, under stairs cupboard, radiator, double door access through to dining room.

Dining Room

8'4" x 8'5" (2.55 x 2.57m)

Laminate floor, radiator, double glazed sliding door to rear, space for tumble dryer, opening through to kitchen.

Kitchen

8'11" x 6'0" (2.74m x 1.83m)

Laminate floor, double glazed window to rear, laminate counter tops, integrated sink with draining board, oven and ceramic hob with extractor fan. Space for fridge freezer and washing machine.

First Floor Landing

Carpet floor, loft hatch, access to 3 bedrooms, bath room and cupboard.

Bedroom 1

10'0" x 8'0" (3.05m x 2.44m)

Carpet floor, double glazed window to front, radiator, recess storage area.

Bedroom 2

8'9" x 8'0" (2.69m x 2.44m)

Carpet floor, double glazed window to rear, radiator.





Bedroom 3

6'11" x 6'9" (2.13m x 2.08m)

Laminate floor, double glazed window to front, radiator.

Bathroom

Vinyl floor, double glazed window to rear, WC and basin with built in vanity, bath tub with wall mounted shower, radiator.

Outside Front

Brick weave driveway, timber fence boundaries, additional off road parking in communal car park away from the property.

Outside Rear

Grass lawn, decked seating area, timber shed, timber fence boundaries with rear access gate.

Tenure

Freehold

Services

Mains gas, water, electric, drainage

Council Tax

Great Yarmouth Borough Council - Band A

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 turning right at the roundabout into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn right into Bracon Road, turn left into Fern Gardens where the property can be found at the end of the road directly ahead of you.

What 3 Words

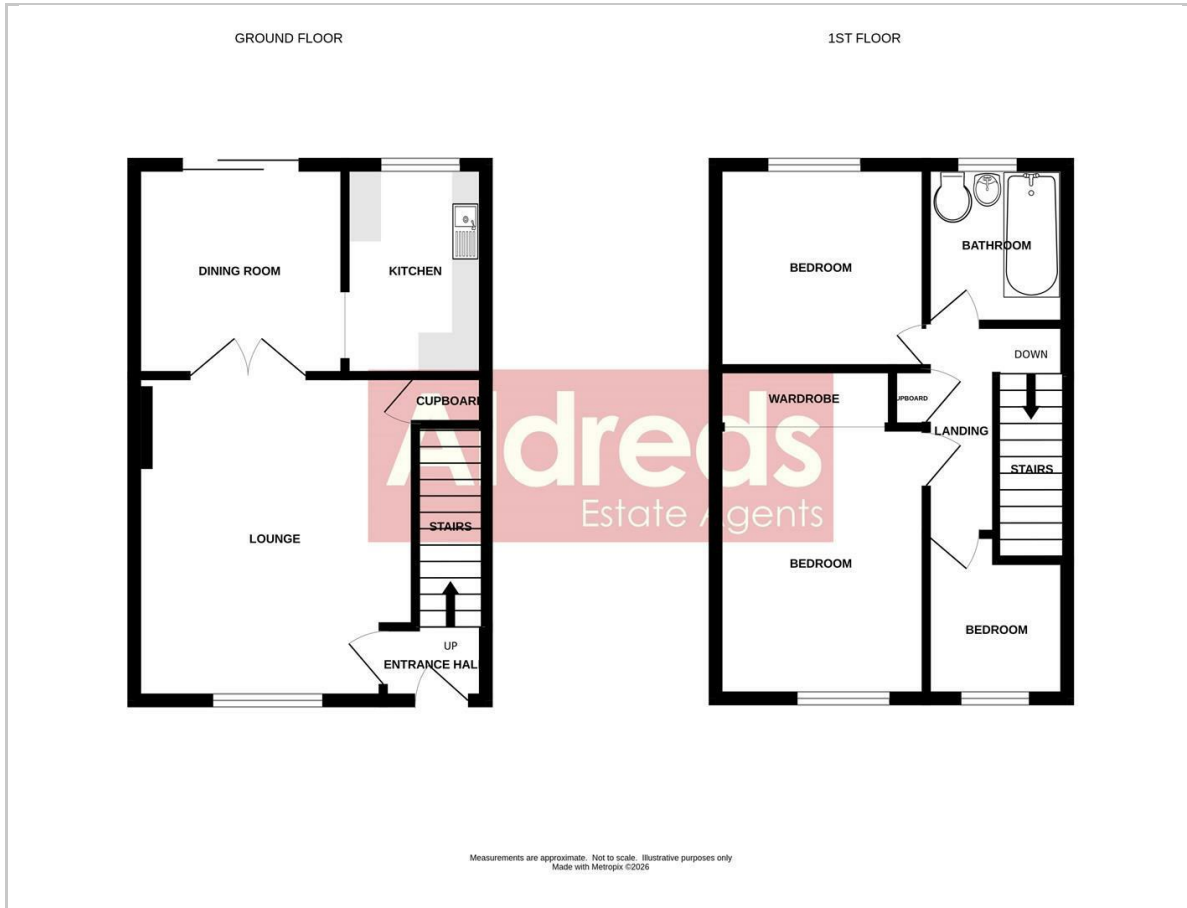
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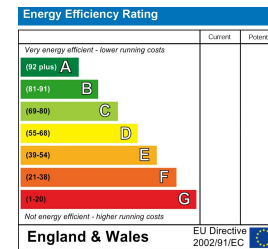
Floor Plan



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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