

**Aldreds**  
Estate Agents



43 Orwell Crescent, Belton, Great Yarmouth, NR31 9NZ

Offers In Excess Of £280,000



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Offers In Excess Of £280,000

# 43 Orwell Crescent

Belton, Great Yarmouth, NR31 9NZ

- Detached Bungalow
- Multiple Outbuildings
- Driveway
- Lounge
- Master Bedroom
- Spacious Accommodation
- Gas Central Heating
- Gardens
- Large Sitting Room/Diner/Kitchen
- Bathroom

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)

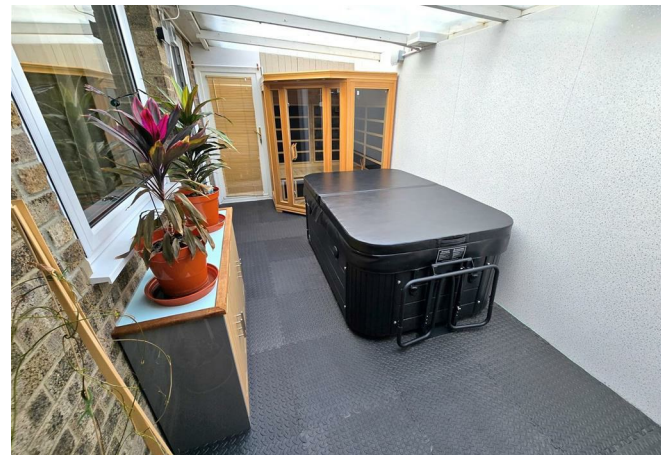
Bow double glazed window to front aspect, wood burner, double glazed window to side aspect. base & wall units with worktops, inset ceiling lights, sink with drainer, two electric ovens, electric hob, integrated microwave, wine fridge, integrated dishwasher, integrated fridge/freezer

## 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)**

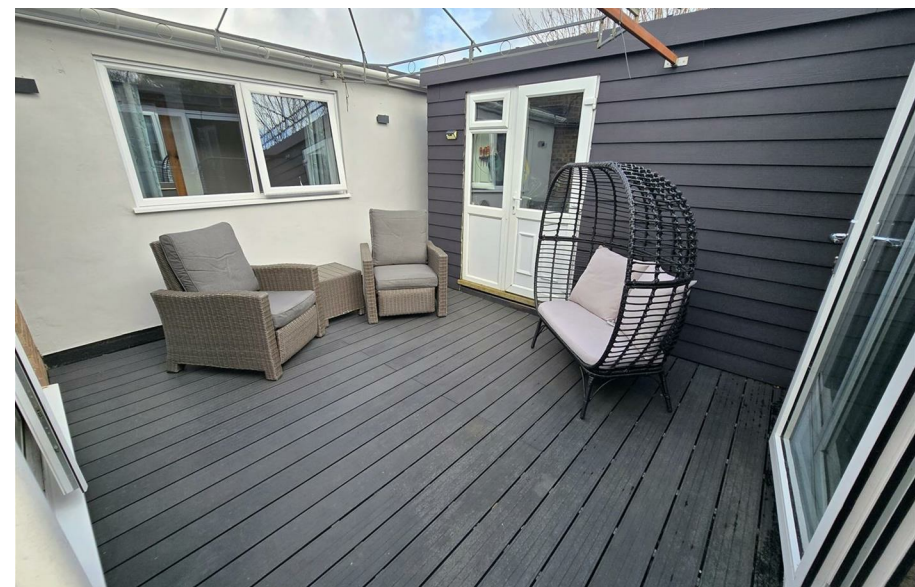
Double glazed window to rear aspect, radiator

**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

**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.



### 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

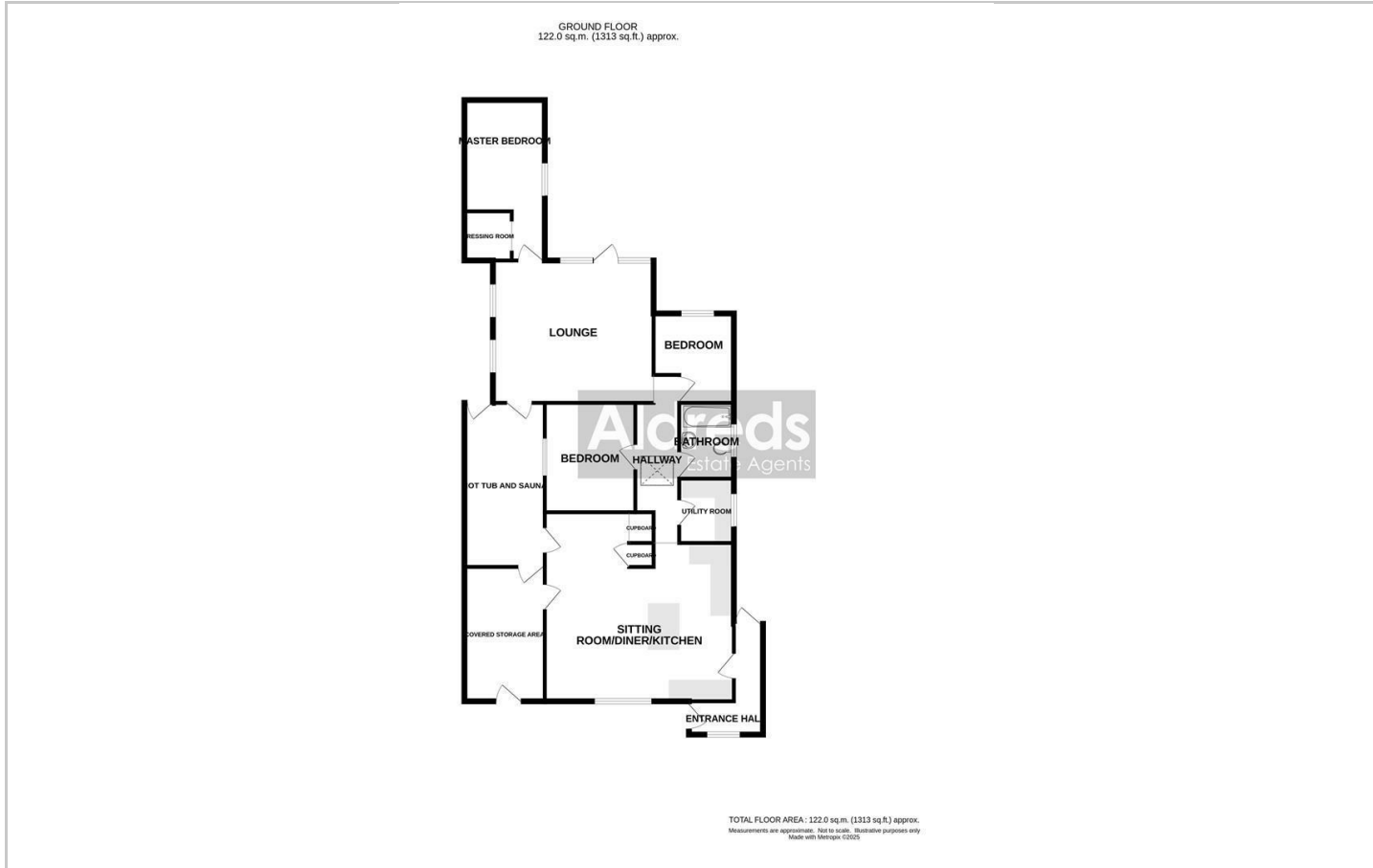
Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great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

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Ref G18495/04/26

## Floor Plans



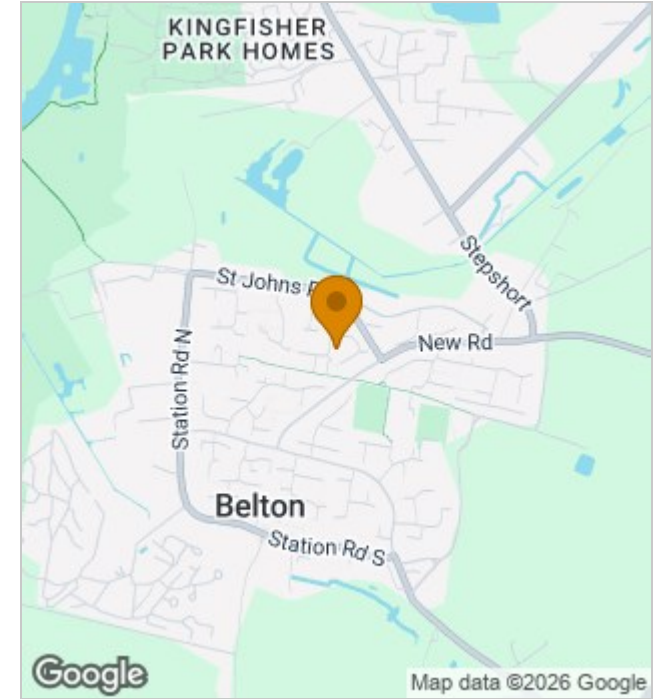
## Viewing

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

### Disclaimer

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## Location Map



## Energy Performance Graph

