



Rosedale Gardens, Belton Great Yarmouth NR31 9PL

welcome to

Rosedale Gardens, Belton Great Yarmouth

A well-presented three-bedroom semi-detached family home situated in the sought-after village of Belton. Offering spacious accommodation throughout. We anticipate a high level of interest in this fantastic family home, so early viewing is highly recommended to avoid disappointment.



Entrance Porch

Enter the property via a uPVC porch with a double-glazed uPVC entrance door and double-glazed window to the front aspect. Internal opaque glazed door opens into...

Hallway

A welcoming entrance hall comprising laminate flooring, radiator, LED spotlighting, coved ceiling and carpeted stairs rising to the first-floor landing. From here, doors provide access to the ground-floor reception rooms.

Ground Floor Family Bathroom

11' 2" x 6' 9" (3.40m x 2.06m)

A four-piece family bathroom featuring a double-glazed window to the front aspect, panelled bath, built-in shower cubicle with a wall-mounted chrome thermostatic shower attachment and glass sliding door enclosure, wash hand basin set within a vanity unit with drawer and two cupboards, low-level WC, chrome heated towel radiator, tiled flooring and LED spotlighting

Lounge

18' 7" x 14' 9" (5.66m x 4.50m)

A spacious and bright living area comprising double-glazed uPVC French doors and an additional double-glazed uPVC door to the rear aspect, both providing access to the rear garden. Features include laminate flooring, an understairs storage cupboard, radiator, TV point, smooth plastered and coved ceiling, power points and ceiling light. A feature archway leads seamlessly into the open-plan kitchen/diner.

Kitchen/Diner

22' 4" x 9' 1" (6.81m x 2.77m)

modern and well-appointed open-plan kitchen and dining area featuring double-glazed uPVC sliding patio doors to the rear aspect and a double-glazed window to the side aspect. Fitted with an extensive range of high-gloss grey wall, base and drawer units with complementary granite-effect work surfaces over, incorporating a one bowl stainless steel sink and drainer with mixer tap. Integrated appliances

include a built-in electric oven and hob with a stainless steel and glass extractor canopy over. Further benefits include laminate flooring, radiator, power points, smooth plastered and coved ceiling, LED spotlighting, and a door providing access to the utility room.

Utility Room

8' 1" x 6' 5" (2.46m x 1.96m)

A convenient utility room featuring an opaque double-glazed window to the front aspect. Fitted with worktop space and providing space and plumbing for a washing machine, dishwasher and tumble dryer, along with space for a freestanding fridge/freezer. Further features include wall-mounted shelving, power points, laminate flooring and LED spotlighting

First Floor Accommodation Landing

A bright first-floor landing featuring a double-glazed window to the side aspect, carpeted flooring, and doors providing access to the first-floor bedrooms.

Master Bedroom

13' 5" x 11' 7" (4.09m x 3.53m)

A well-proportioned master bedroom featuring a double-glazed opaque window to the front aspect. Benefitting from carpeted flooring, radiator, power points, and a smooth plastered and coved ceiling. A door provides access to the en-suite shower room.

En-Suite Shower Room

6' 8" x 5' 6" (2.03m x 1.68m)

A modern three-piece en-suite comprising an opaque double-glazed window to the front aspect, shower cubicle, low-level WC, and a wash hand basin set within a high-gloss two-drawer vanity unit. Further features include tiled walls, decorative vinyl flooring, heated towel radiator, wall-mounted boiler, and smooth plastered ceiling

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)

A good-sized second bedroom featuring a double-

glazed window to the rear aspect. Benefitting from carpeted flooring, radiator, power points, ceiling light, and a smooth plastered and coved ceiling.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Currently utilised as a home office, this versatile third bedroom features a double-glazed window to the rear aspect, carpeted flooring, radiator, power points, ceiling light, and a smooth plastered and coved ceiling. The room offers flexibility for use as a bedroom, study, nursery or hobby room

Rear Garden

A well-presented rear garden enclosed by timber fencing and brick pillar boundaries, providing a good degree of privacy. The garden features a well-maintained lawned area and a concrete pathway to the side. Beyond this, there are two raised paved patio areas, complemented by a charming pergola and decorative shingle, creating the perfect space for outdoor dining, entertaining, and relaxing throughout the year

Garage

Secure off-road parking is provided to the front of the garage, which is fitted with an up-and-over door, offering convenient parking and additional storage space.



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Rosedale Gardens, Belton Great Yarmouth

- Three Bedroom Semi-Detached Family Home, Situated Close to Amenities & Located Within a Desirable Village
- Master with En-Suite Shower Room
- Well Presented Rear Garden
- Garage & Off Road Parking
- Downstairs Family Bathroom

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

offers in excess of
£240.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108296 - 0002

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