

Aldreds
Estate Agents



2 St. Roberts Way, Belton, NR31 9LG

£260,000



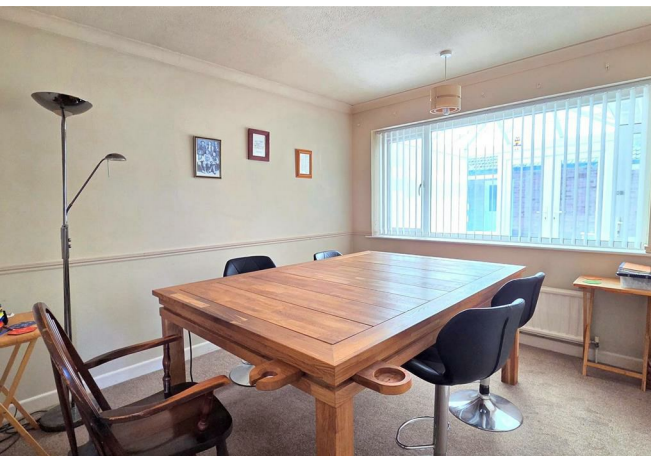


2 St. Roberts Way , Belton, NR31 9LG

- 3 bedroom detached bungalow
- Generous wrap around garden
- Private driveway and garage to the rear
- Desirable location in Belton
- Corner plot
- Quiet cul-de-sac location
- Conservatory to the rear
- Transport links and amenities nearby

This charming three-bedroom detached bungalow is perfectly positioned on a generous corner plot within a quiet, highly desirable cul-de-sac in the popular village of Belton. Offering a wonderful sense of privacy and space, the property features a brilliant wrap-around garden that is perfect for outdoor relaxation, alongside a bright conservatory to the rear that seamlessly invites the outside in.

Convenience is key with this home, which boasts a private driveway and a separate garage situated to the rear for secure parking and extra storage. Ideally located to take full advantage of Belton's local amenities, the bungalow also benefits from excellent nearby transport links, making it an ideal choice for those seeking peaceful, single-level living without sacrificing connectivity.



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Kitchen 11'8" x 19'3" (max) (3.56m x 5.89m (max))

Vinyl floor, double glazed windows to side and front, radiator, laminate counter tops, over and under counter storage, integrate cooker, gas hob, sink and draining board, space for washing machine, tumble dryer, dish washer, fridge freezer, boiler cupboard in corner, opening through to hallway giving and lounge.

Lounge 13'8" x 12'0" (4.17m x 3.68m)

Carpet floor, double glazed windows to front and side, 2 radiators.

Hallway

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

Bedroom 1 11'1" x 9'3" (3.4m x 2.84m)

Carpet floor, double glazed, window to rear look into conservatory, radiator.

Bedroom 2 8'2" x 10'2" (2.51m x 3.1m)

Carpet floor, radiator, double glazed window to side.



Bedroom 3 11'6" x 8'7" (3.51m x 2.64m)

Carpet floor, double glazed window to rear, double glazed French doors into conservatory, radiator.

Shower Room

Tile floor, double glazed window to side, WC, basin with vanity unit, corner shower cubicle with wall mounted shower and glass screen.

Conservatory 9'6" x 8'3" (2.9m x 2.54m)

Tile floor, double glazed windows to rear and side, double glazed French doors to rear garden, polycarbonate roof.

Outside

Wrap around garden with combination of grass lawn and concrete patio with shingle at the front, access to garage with private driveway for 2 vehicles. Timber fence and hedgerow boundaries.

Services

Mains water, gas, electric, drainage

Tenure

Freehold

Directions

Leave Gorleston head south west along the A143 Beccles Road, continue through Bradwell, turn right into New Road, continue into Belton, continue over the mini roundabout, turn left into Deben Drive, turn left into St Georges Drive, turn right into St Roberts Way where the property can be found on the right hand side.



Council Tax

Great Yarmouth Borough Council - 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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What 3 Words

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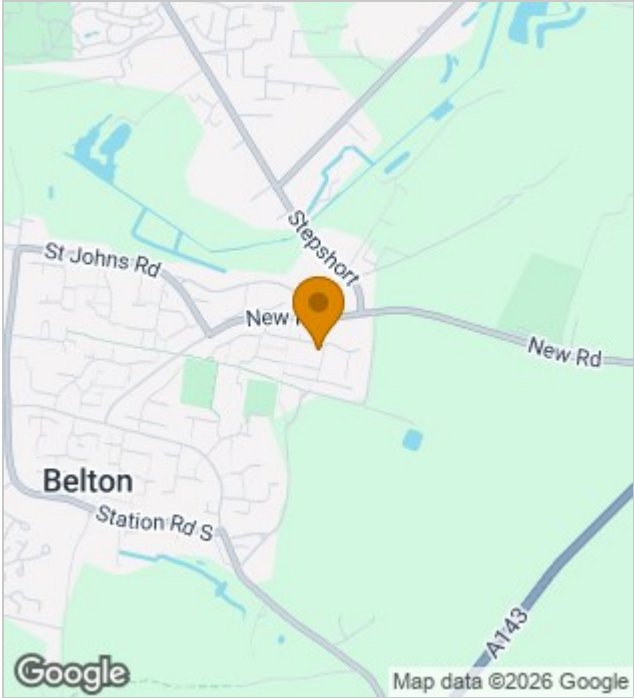
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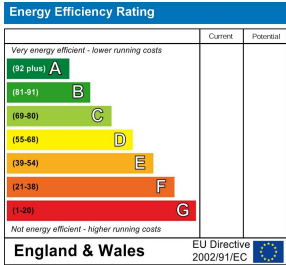
Floor Plans



Location Map



Energy Performance 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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