



10 Selwyn Drive, Belton - NR31 9LR

Guide Price £240,000

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

10 Selwyn Drive

Belton, Great Yarmouth

This IMMACULATELY PRESENTED SEMI-DETACHED HOUSE enjoys an enviable CORNER PLOT POSITION within a desirable residential area, offering both privacy and an abundance of natural light throughout. The property has been thoughtfully EXTENDED, featuring a welcoming PORCH and a LARGER SITTING ROOM to the front, perfect for relaxing or entertaining guests, as well as a stunning GARDEN ROOM to the rear ideal for year-round enjoyment or as a versatile workspace. The MODERN KITCHEN boasts UNDERFLOOR HEATING and contemporary finishes, while the inviting, neutral décor throughout the home creates a warm and stylish ambience. Upstairs, you will find TWO DOUBLE BEDROOMS, each tastefully decorated and designed to maximise comfort and storage, alongside a well-appointed THREE PIECE FAMILY BATHROOM SUITE. The flow of the property is seamless, from the bright entrance hall through to the generous living spaces and up to the peaceful bedrooms. Additional benefits include a DRIVEWAY and GARAGE to the rear of the



home with potential for further OFF ROAD PARKING at the front, (stp), making this home as practical as it is attractive.

Council Tax band: B

Tenure: Freehold

- Immaculately Presented Semi-Detached House
- Enjoying An Envious Corner Plot Position
- Extended With A Porch/Larger Sitting Room To The Front & Garden Room To The Rear
- Modern Kitchen With Underfloor Heating
- Two Double Bedrooms, Each Tastefully Decorated
- Three Piece Family Bathroom Suite
- South Facing, Fully Enclosed Rear Garden
- Driveway & Garage To The Rear Of The Home With Potential For Further Off Road Parking At The Front (stp)

The village of Belton is conveniently placed for access to the seaside resorts of Gorleston and Great Yarmouth, with their beautiful beaches, as well as the stunning Norfolk coastline and a wealth of local attractions. Belton offers various local amenities, including shopping and schooling, with a wider range in nearby Bradwell. The property offers convenient access across to the A146 and A47, for access to Norwich, Beccles and beyond.



SETTING THE SCENE

The property can be found set back from the street sitting proudly enjoying an enviable corner plot position. Potential for off road parking comes to the front of the home where currently a low maintenance shingle frontage is on offer whilst behind the property a tandem driveway leads towards a detached brick garage with swinging timber gate access into the rear garden.

THE GRAND TOUR

Courtesy of a historic extension the property now offers an attractive porch style entrance giving the ideal space to slip off coats and shoes for heading into the remainder of the home. All hard wearing wooden effect flooring has been laid underfoot throughout the entrance and sitting room space with the living area opening up to your right hand side in the form of an incredibly well lit sitting and dining area. The extended portion of the home is ideal for a formal dining table or further seating arrangements with large uPVC double glazed windows allowing natural light to fill the room. Sat just behind these stairs is the storage cupboard with a potential choice of light of soft furnishings being possible courtesy of the size and layout of the room. Sat behind this is access to a modern kitchen where a mixture of wall and base mounted cabinetry are on offer alongside square edge work surfaces which in turn give way to integrated appliances including an oven and hob with extraction above with plumbing for a washing machine and a fully tiled splashback. The wooden effect flooring then carries on through to a second extension at the rear of the home in the form of a purpose built garden room. This space offers a multitude of potential functions as the main formal dining suite, further entertainment area or home workspace with French doors opening into the rear garden.

The first floor landing gives access into each of the double bedrooms within the home with the larger room being situated at the front of the property.

Finished with attractive decorative panelling and a neutral décor, the space is laid with carpeted flooring and is more than large enough to host a double bed with additional soft furnishings and storage solutions. The slightly smaller of the two bedrooms sits towards the very rear of the home, currently functioning as a walk in wardrobe and dress room. At the top of the stairs is a contemporary family bathroom suite complete with a predominantly tile surround - the space features a rainfall shower head and glass screen mounted over the bath, vanity storage and tall heated towel rail.

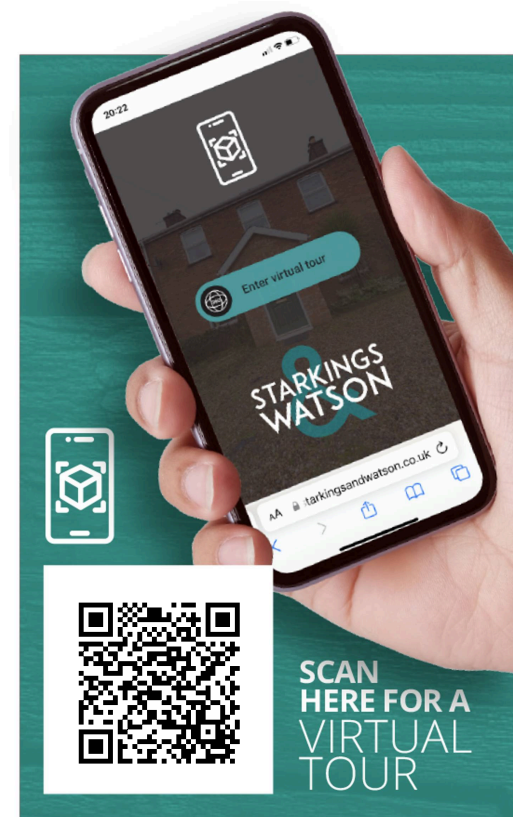
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing with neighbouring homes being set back more than far enough to retain privacy. A large flagstone patio area creates the ideal space for garden furniture whilst the lawn space opens up at the very rear of the home perfect for entertaining friends and family during the warmer months. Mature, colourful shrubbery borders the lawn space to either side with lockable swinging gate at the very bottom of the garden taking you towards the driveway and garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

692 ft²

64.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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