



Amhurst Gardens, Belton Great Yarmouth NR31 9PH

welcome to

Amhurst Gardens, Belton Great Yarmouth

William H Brown are pleased to present to you this well presented three bedroom mid-terraced family home, situated within the highly desirable village location of Belton.



Entrance Hall

Step into this home through a uPVC double-glazed front door into the entrance hall, which features laminate flooring, dual-aspect uPVC double-glazed frosted windows, a radiator, carpeted stairs leading to the first floor, and doors granting access to all rooms

Lounge

13' 11" x 12' 4" (4.24m x 3.76m)

This spacious lounge is carpeted throughout and includes a double-glazed window at the front, a radiator, a television point, and a storage cupboard. It offers ample room for various living furniture and includes a door leading to the kitchen

Kitchen/Diner

16' 3" x 15' 6" (4.95m x 4.72m)

This well-appointed kitchen and dining area features a unique layout, enhanced by a conservatory-style extension. The kitchen includes a variety of base units with work surfaces, a 1.5 sink and drainer unit, space and plumbing for a washing machine and dishwasher, and room for a fridge-freezer. With part-tiled walls, tiled flooring, and uPVC double-glazed windows overlooking the rear, it has a matching uPVC double-glazed frosted door opening to the garden. The adjoining family dining area, also carpeted, offers plenty of space for dining furniture, making it perfect for family gatherings and entertaining friends

Landing

This area is carpeted throughout and features doors leading to all first-floor rooms, along with carpeted stairs descending to the ground floor

Bedroom One

7' 7" x 8' 10" (2.31m x 2.69m)

A cozy bedroom featuring carpet, a radiator, and a uPVC double-glazed window to the front

Bedroom Two

12' 9" x 7' 8" (3.89m x 2.34m)

This bedroom is carpeted and includes a radiator and

a large uPVC double-glazed window to the front

Bedroom Three

9' 6" x 8' 8" (2.90m x 2.64m)

9' 06" x 8' 72" (2.9m x 4.27m) This bedroom is also carpeted and includes a radiator and a large uPVC double-glazed window facing the rear

Bathroom

This bright family bathroom is fitted with a white three-piece suite comprising a panelled bath, hand wash basin, and low-level WC. It features a frosted uPVC double-glazed window, a radiator, and tiled flooring with part-tiled walls

Exterior

The front of the property includes a partially lawned area with stepping stones, a paved pathway to the front door, and a shingled border, all enclosed by a low brick wall. The rear garden features a mix of lawn and patio space, with a small raised patio suitable for outdoor furniture and gated access to the rear. The garden's design allows for versatile landscaping, fully enclosed by brick walls and panelled fencing. Additionally, the property offers ample off-road parking and a garage for secure storage.

Location

Belton is a quaint village situated three miles west of Gorleston, providing a variety of local shops, schools, and conveniences, alongside a historic Roman site and the picturesque River Waveney. The well-known nature park of Fritton Lake is also nearby. Regular transport links connect the village to Gorleston (3 miles) and Great Yarmouth (5 miles), both of which offer a broader range of leisure activities and amenities



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Amhurst Gardens, Belton Great Yarmouth

- Three Bedroom Mid-Terraced Family Home
- Generously Sized Rear Garden
- Envious Village Location
- Double Glazing & Gas Central Heating
- Driveway & Garage Offering Secure Off Road Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108272 - 0004

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