

**Aldreds**  
Estate Agents



52 Fern Gardens

Belton, NR31 9QY

£175,000



## 52 Fern Gardens

Belton, NR31 9QY

Situated in the highly desirable area of Belton, this well presented three-bedroom mid-terrace home offers modern living throughout and is ideal for families, first-time buyers or investors alike. Boasting stylish fixtures and fittings, the property features a spacious open-plan kitchen/lounge/diner, creating the perfect space for both everyday living and entertaining.

Occupying a quiet cul-de-sac position, the home further benefits from gas central heating, allocated parking and a chain free sale for a smooth and hassle-free purchase. Early viewing is highly recommended to fully appreciate all this fantastic property has to offer.

### Entrance Hall

Double glazed door to front, tile floor, access to lounge, stairs to first floor, radiator.

### Lounge

12'11" x 12'2" (3.96m x 3.73m)

Double glazed window to front, carpet floor, radiator, cupboard under stairs, large opening through to kitchen/diner

### Kitchen/Diner

8'2" x 17'8" (2.51m x 5.41m)

Double glazed French doors to rear, tile floor, laminate counter tops, sink and draining board, space for free standing fridge freezer, washing machine, dryer, oven with extractor fan above.

### First Floor Landing

Carpet floor, loft hatch, cupboard, access to 3 bedrooms and bathroom.

### Bedroom 1

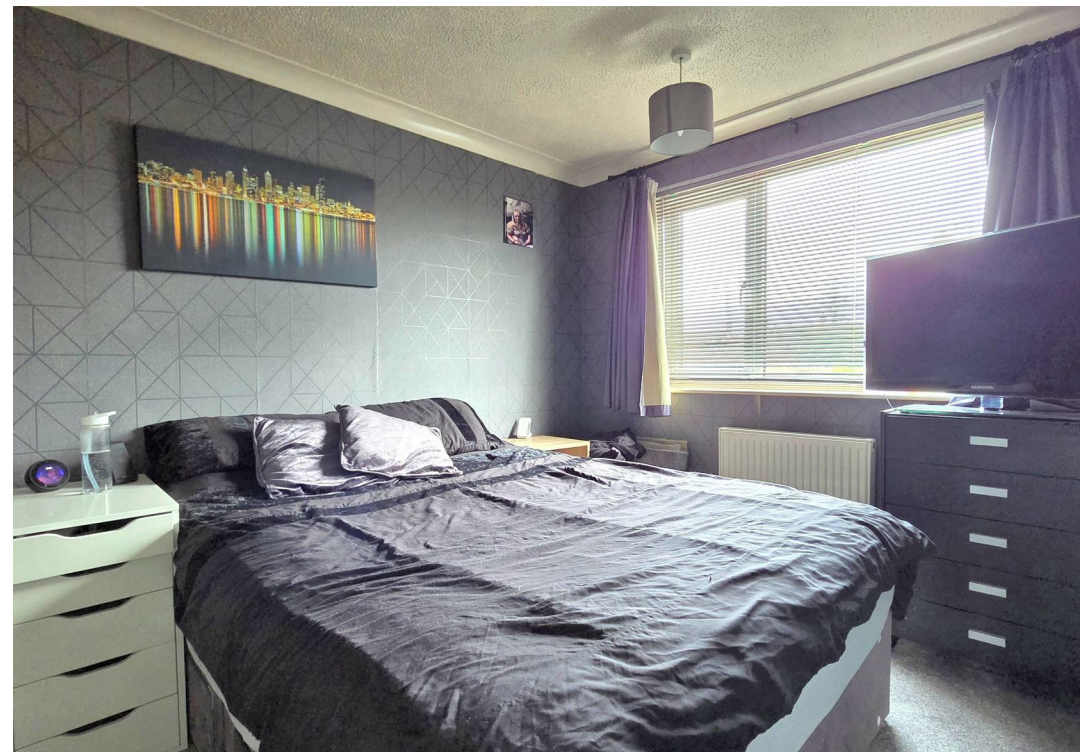
12'11" x 8'5" (3.96m x 2.59m)

Carpet floor, double glazed window to front, radiator.

### Bedroom 2

8'5" x 8'9" (2.59m x 2.69m)

Carpet floor, double glazed window to rear, radiator.





### Bedroom 3

7'1" x 6'9" (2.16m x 2.06m)

Carpet floor, double glazed window to front, radiator.

### Bathroom

Vinyl floor, WC, basin with vanity unit, bathtub with wall mounted shower and glass screen, double glazed window to rear, heated towel rail.

### Outside Front

Concrete path to front door, grass lawn.

### Outside Rear

Artificial lawn, decked seating area, concrete path to rear access gate, timber fence boundaries, 2 storage sheds, Communal car park to the rear with 1 allocated parking space.

### Tenure

Freehold

### Services

Mains gas, water, electric, drainage

### Council Tax

Great Yarmouth Borough Council - Band A

### 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.

### Directions

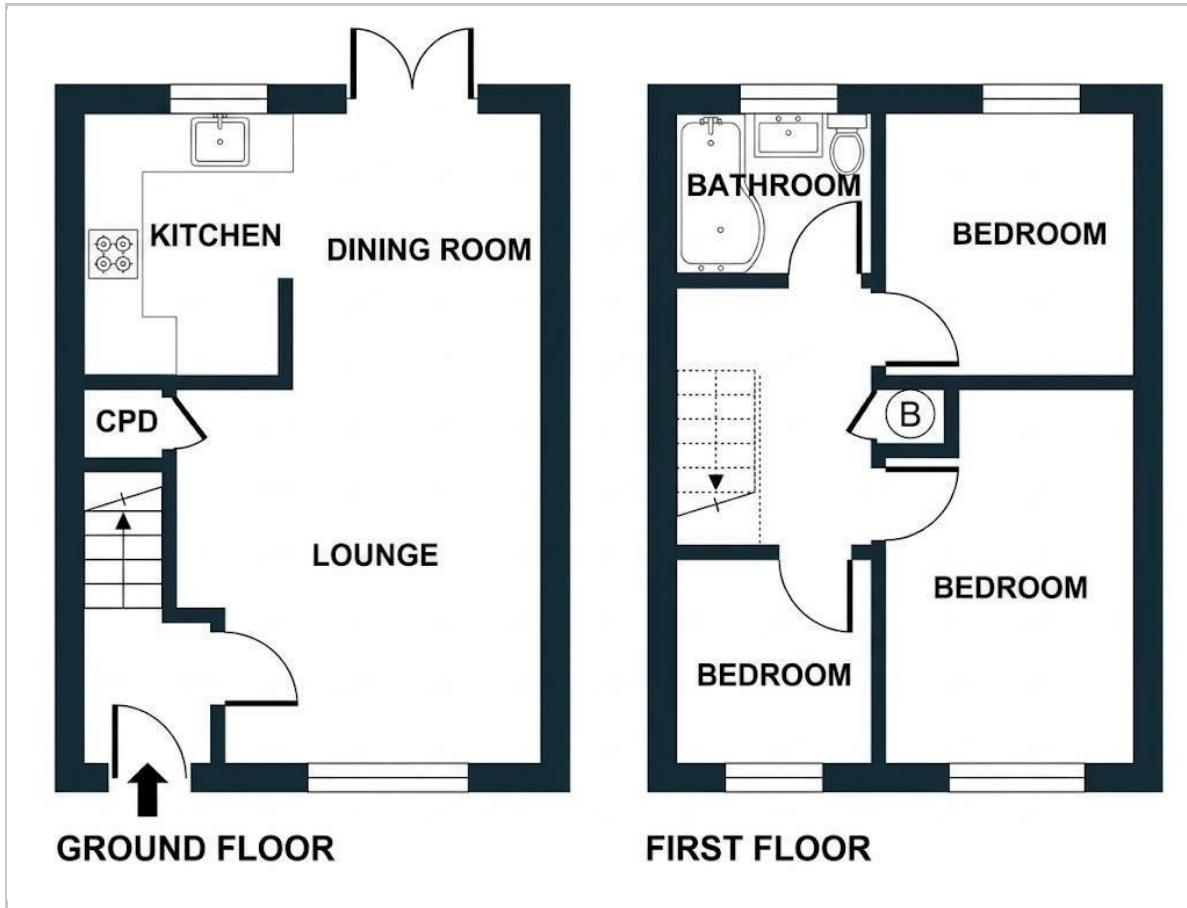
Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn right into Bracon Road, turn left into Fern Gardens.

### What 3 Words

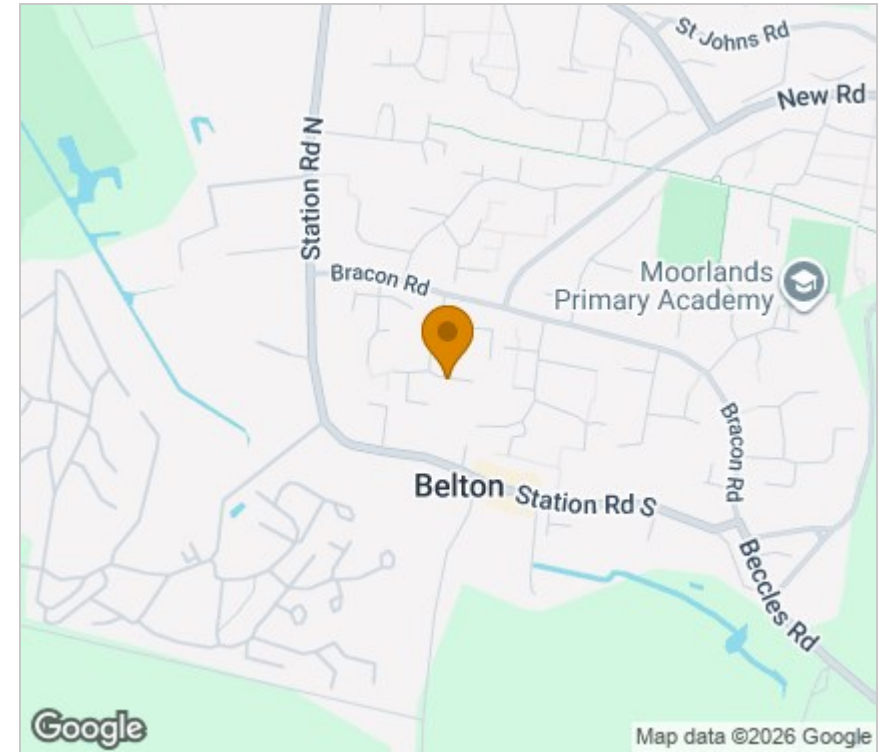
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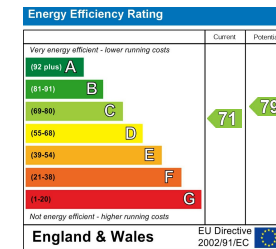
## Floor Plan



## Area Map



## Energy Efficiency 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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