Bycroft
ESTATE AGENTS

65 Rosedale Gardens
Belton
Great Yarmouth
NR31 9PL

Guide Price **£200,000-£220,000**
Freehold

Beautiful & Well Maintained
2 Bed, Semi Detached Bungalow
Quiet Cul-de-Sac
Dressing Room to Principal
Enclosed Rear Garden
Driveway
Viewing Advised

Bycroft Estate Agents present this beautiful and well maintained, two bedroom, semi-detached bungalow situated in this quiet cul-de-sac position of the popular village of Belton. The accommodation comprises of an entrance hall, lounge, kitchen, main bedroom together with dressing room, bedroom two, conservatory, bathroom and low maintenance front and rear gardens. The property benefits from driveway, en bloc garage, gas central heating and double glazed windows. Chain Free!

ENTRANCE

UPVC side door; L-shaped entrance hall; cloaks cupboard; access to roof space; radiator.

LOUNGE

18' x 10' 4" (5.49m x 3.15m) window to front aspect; radiator.

KITCHEN

10' 11" x 8' 6" (3.33m x 2.59m) u-shaped work top; range of base cupboards and drawers under; built-in oven; four ring gas hob; integrated slimline dishwasher; Logic washing machine; one bowl sink with mixer tap; Candy upright fridge freezer; shelved cupboard housing the Worcester gas boiler; range of wall units with concealed light and extractor; end shelf display unit; window to front aspect; radiator.

BEDROOM ONE
13' x 10' 3 plus built-in wardrobe" (3.96m x 3.12m) double built-in wardrobe; further shelved storage cupboard; radiator. Large opening to;

DRESSING ROOM
8' 9" x 9' 3 incl. fitted wardrobes" (2.67m x 2.82m) fitted wardrobes comprising of four doubles and a single; window to rear aspect; radiator; downlights.

BEDROOM TWO
8' 7" x 8' 10" (2.62m x 2.69m) radiator. UPVC French doors into;

CONSERVATORY
8' 9" x 7' 8" (2.67m x 2.34m) brick base; UPVC units overlooking the side and rear; UPVC French doors to the rear garden; radiator.

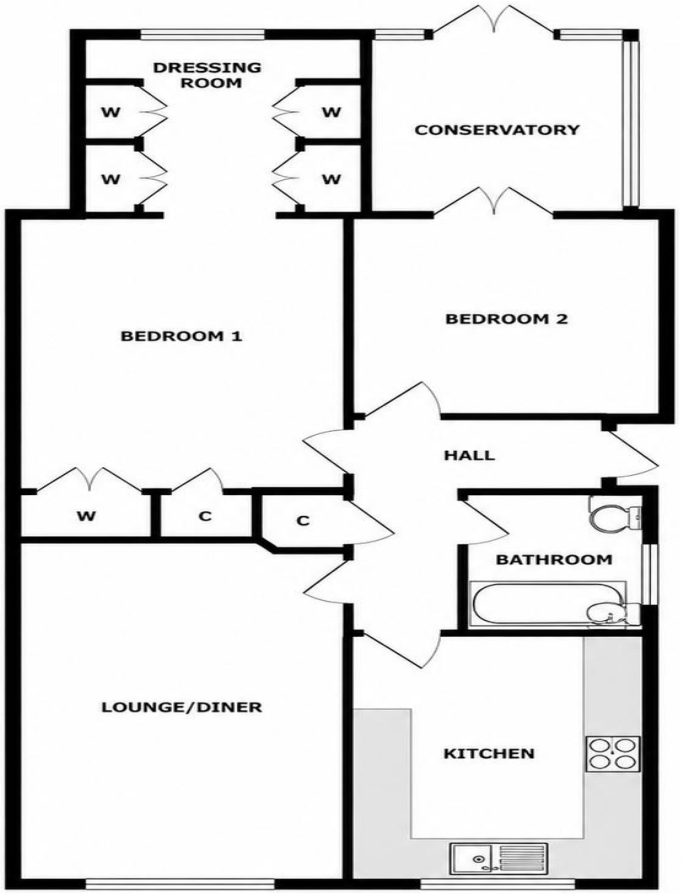
BATHROOM
vanity unit comprising hand wash basin with mixer tap; wc with concealed push button cistern; range of base cupboards and drawers; shower bath with mixer tap; curved shower screen; fully tiled walls; white heated towel rail; frosted double glazed window.

OUTSIDE
To the front is a low maintenance shingle area, low brick walling, driveway, side border with shrubs and flowers, side gates and pathway to the rear. To the rear is an enclosed, low maintenance garden with raised deck patio, artificial lawn, summer house, shed and outside lighting.

COUNCIL TAX
This property is currently listed as Band TBC.

VIEWINGS
Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

Local Authority	Great Yarmouth Borough Council
Council Tax Band	B
EPC Rating	C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.