



Heather Gardens, Belton Great Yarmouth NR31 9PP

welcome to

Heather Gardens, Belton Great Yarmouth

This 4/5 Bedroom family home, combines spacious accommodation and a desirable village location, making it an ideal choice for families seeking both comfort and convenience. Call us today on (01493) 661999



Entrance Porch

Double glazed uPVC entrance door to side and window to front aspect. Laminate flooring, and opening into..

Entrance Hall

A bright entrance hall, comprising of carpeted flooring, ceiling light, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

Lounge/Dining Room

22' x 10' 10" (6.71m x 3.30m)

A spacious open-plan lounge/diner. Double glazed window to front and uPVC French doors to rear aspect, allowing direct access into rear garden. Laminate flooring, radiator, coved ceiling, TV point, inset alcove, 2 x ceiling lights, and feature electric fireplace with built-in shelving

Study/Bedroom Five

12' 5" x 7' 9" (3.78m x 2.36m)

A versatile room, ideal for home working or accommodating guests. Double glazed window to front aspect. Laminate flooring, ceiling light, coved ceiling, radiator, and wall sockets.

Kitchen

16' 3" x 8' 4" (4.95m x 2.54m)

A modern and well-appointed kitchen, with 2 x double glazed windows to rear aspect, overlooking rear garden. An extensive range of wall/base and drawer units, and complimentary wood laminate worksurfaces over, 1.5 bowl ceramic sink and drainer with mixer taps, built-in electric oven, induction hob and extractor over, space and plumbing for undercounter washing machine, dishwasher, tumble dryer, space for free standing American style fridge/freezer, partially tiled splashback, power points, 2 x pendant ceiling light, and radiator

First Floor Accommodation Landing

Carpeted flooring, ceiling light, loft access, and doors allowing access to first floor bedrooms and family

bathroom

Master Bedroom

16' 4" x 7' 10" (4.98m x 2.39m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and door to...

En-Suite Shower Room

Double glazed opaque window to rear aspect. Round ceramic wash hand basin, waterfall tap, and vanity storage unit under, W/C, walk in shower cubicle, with chrome thermostatic shower attachment, tiled flooring, heated towel radiator, extractor fan, ceiling light, and fully tile walls

Bedroom Two

12' 8" x 7' 6" (3.86m x 2.29m)

Double glazed window to front aspect. Laminate flooring, ceiling light, wall sockets, radiator, and wall sockets

Bedroom Three

9' 3" x 9' (2.82m x 2.74m)

Double glazed window to rear aspect. Laminate flooring, ceiling light, wall sockets, and radiator

Bedroom Four

8' x 7' 7" (2.44m x 2.31m)

Double glazed window to front aspect. Laminate flooring, ceiling light, wall sockets, and radiator

Family Bathroom

Opaque double glazed window to rear aspect. Panelled bath with wall mounted chrome thermostatic shower attachment over, wash hand basin with fitted vanity storage unit, W/C, vinyl flooring, extractor fan, heated towel radiator, ceiling light, and fully tiled walls

Rear Garden

A generously sized and beautifully maintained rear garden, fully enclosed by a sturdy timber and brick-post fence boundary, providing added privacy. Predominantly laid to lawn, ideal for both relaxing

and family use. Timber raised flower beds add structure and are planted with mature trees and shrubs. A charming low-level fence with a gate subtly divides the garden, leading through to paved patio area, an serves an ideal spot for outdoor dining and entertaining. A timber storage shed sits to the rear. The garden provides the added benefit of cold water tap, outdoor lighting and gated access to the front of the property, for easy exit and entry.

Front Exterior

Large lawned area, with small paved pathway, leading to front entrance of the property. Gated access to side, leading to rear garden



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welcome to

Heather Gardens, Belton Great Yarmouth

- Well presented Four/Five Bedroom Semi-Detached Family Home
- Master with En-Suite Shower Room
- Double Glazing & Gas Central Heating
- Spacious Front & Rear Garden
- Ready to be Enjoyed by its New Owners

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108231 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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