

Aldreds
Estate Agents



22 Heather Gardens

Belton, NR31 9PP

£185,000



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A chain free, extended three/four bedroom semi-detached house situated in a quiet cul-de-sac location, offering a renovation opportunity for buyers looking to modernize and add value. The property benefits from a private driveway, garage on block, ground floor and first floor wash rooms, and a conservatory to the rear.

The accommodation includes an open plan lounge/diner with access to the conservatory, together with flexible bedroom arrangements across the first floor. The property is in need of improvement works throughout, making it suitable for investors, builders or purchasers seeking a project.

Front Porch

Double glazed door to side, double glazed window to front, exposed concrete floor, access to entrance hall, bathroom and stairs to first floor.

Entrance Hall

Wooden floor, access to lounge/diner and kitchen, radiator.

Lounge/Diner

Wooden floor with laminate in the dining area, double glazed bay window to front, storage cupboard, two radiators, double doors into conservatory, access into kitchen.

Conservatory

Tile floor, double glazed windows to rear and side, double glazed door to side, polycarbonate roof.

Kitchen

Tiled floor, double glazed window to rear, laminate counter tops with over and under counter storage cupboards, airing cupboard, integrated oven with ceramic hob, sink and draining board, space for fridge freezer, dish washer and washing machine, access into utility.

Utility

Double glazed French doors to rear, double glazed window to side, radiator, vinyl floor, wall mounted gas combi boiler.

Downstairs Bathroom

Vinyl floor, single glazed windows to front and side, WC, basin, corner shower cubicle with wall mounted shower, bathtub with additional wall mounted shower, heated towel rail.

First Floor Landing

Carpet floor, access to bedrooms 1, 2 and 4, shower room and loft hatch, single glazed window to side.

Bedroom 1

Laminate floor, single glazed window to rear, radiator.

Bedroom 2

Laminate floor, radiator, double glazed window to front.





Bedroom 4

Laminate floor, single glazed window to side, radiator, opening through to bedroom 3.

Bedroom 3

Carpet floor, double glazed window to rear, radiator.

Upstairs Shower Room

Wooden floor, double glazed window to front, corner shower cubicle with wall mounted shower, WC, basin with vanity storage unit, heated towel rail.

Outside Front

Concrete driveway, grass lawn, concrete path to front door, access gate to rear of the property, brick wall boundaries with wrought iron double gate, access to garage on block.

Outside Rear

Combination of patio and grass lawn, timber shed, timber fence boundaries with access gate lead to front.

Council Tax

Great Yarmouth Borough Council - Band C

Services

Mains water, electric, drainage, LPG bottle heating.

Tenure

Freehold

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, turn 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 right into Heather Road, turn immediately left into Heather Gardens.

What 3 Words

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Ref

G18522/05/26



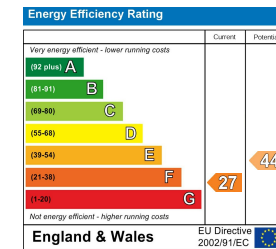
Floor Plan



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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