



**Station Road North, Belton Great Yarmouth NR31 9NN**

**welcome to**

**Station Road North, Belton Great Yarmouth**

A Three-bedroom detached bungalow. Offers an exciting project for those looking to add value or create a bespoke family home. Call us today on (01493) 661999



### **Entrance Porch**

Double glazed uPVC door and window to front aspect. Radiator. Door to...

### **Lounge**

23' 7" x 11' 6" ( 7.19m x 3.51m )

A spacious and bright living area, comprising of, double glazed window to front aspect. Carpeted flooring, 2 x radiators, Artex and coved ceiling, wall and ceiling lights, wall sockets, TV and telephone point, inset alcove, and feature brick-built fireplace with cast iron log grate. Door leads into...

### **Inner Entrance Hall**

uPVC double glazed opaque entrance door and window to side aspect. Carpeted flooring, Artex and coved ceiling, wall sockets, 2 x ceiling lights, and loft access

### **Kitchen**

16' 9" x 13' 2" ( 5.11m x 4.01m )

A contemporary and well-appointed kitchen, with double glazed windows to side and rear aspect. A range of wooden wall/base and drawer units and complimentary tiled worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, space and plumbing for washing machine, space for electric oven, radiator, 2 x ceiling lights, tiled flooring, power points, tiled splashback, and Artex and coved ceiling

### **Master Bedroom**

11' 10" x 11' 3" ( 3.61m x 3.43m )

Double glazed window to front aspect. Carpeted flooring, Artex and coved ceiling, wall sockets, radiator, ceiling light, and built in storage cupboard

### **Bedroom Two**

12' x 7' 10" ( 3.66m x 2.39m )

Double glazed window to side aspect. Carpeted flooring, Artex and coved ceiling, radiator, ceiling light, wall sockets, and built-in fitted wardrobes with glass fronted sliding doors

### **Bedroom Three**

10' 3" x 9' 3" ( 3.12m x 2.82m )

Double glazed window to side aspect. Carpeted flooring, Artex and coved ceiling, radiator, ceiling light, wall sockets, and built-in fitted wardrobes with glass fronted sliding doors

### **Family Bathroom**

9' 2" x 7' 6" ( 2.79m x 2.29m )

4-piece suite with double glazed opaque window to rear aspect.

Pedestal wash hand basin, low level W/C, panelled bath with handheld shower attachment, and corner shower cubicle with wall mounted electric shower attachment, glass sliding door enclosure, fully tiled flooring and walls, ceiling light, and Artex and coved ceiling

### **Rear Garden**

The property boasts an expansive rear garden, fully enclosed by a combination of timber fencing and brick posts, with a mature tree-lined boundary providing an excellent degree of privacy. Predominantly laid to a well-maintained lawn, the garden offers a generous outdoor space ideal for families, recreation, and entertaining. A paved pathway runs along one side of the garden, while stepping stone paving to the opposite side leads to a substantial brick-built storage shed and an additional timber garden shed, providing ample storage solutions. Adjacent to the lawn is a low-level brick-built planter, and a separate area within the garden that offers excellent potential to be transformed into a paved patio, creating the perfect setting for outdoor dining, summer gatherings, or relaxing al fresco. Further benefits include a detached garage and off-road parking for two vehicles, and gated access, offering easy passage between the rear garden and the front of the property.



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welcome to

## Station Road North, Belton Great Yarmouth

- Three Bedroom Detached Bungalow, Combining a Sought After Location, and the Added Advantage of No Onward CHAIN
- Close to Amenities, and a Short Drive to Gorleston Beach
- Fantastic Opportunity for Buyers Looking to add Value and Create Their Ideal Home
- uPVC Double Glazing & Gas Central Heating
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WEA108282 - 0002

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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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