



23 Heather Road, Belton, Great Yarmouth, NR31 9PR

Guide Price £277,500



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23 Heather Road

Belton, Great Yarmouth, NR31 9PR

- Extended Detached Bungalow
- Cul-de-sac Location
- UPVC Double Glazed Conservatory
- Gas Central Heating
- Delightful Gardens
- 3 Bedrooms
- Lounge & Separate Dining Room
- Kitchen & Bathroom
- UPVC Double Glazed Windows
- Detached Garage

This very well presented 3 bedroom detached bungalow is tucked away in a cul-de-sac and offers accommodation including 2 reception rooms, a UPVC double glazed conservatory with double glazed roof, kitchen and a bathroom. In addition the property benefits from gas central heating and UPVC double glazed windows. There is a delightful enclosed private rear garden and a garage.



Kitchen 16'1" x 7'9" min, 8'3" max (4.90m x 2.36m min, 2.51m max)

Composite entrance door with three double glazed panels and cat flap. Worktops with matching upstands and a range of cupboards and drawers below. Single drainer sink with mixer tap. Matching wall cupboards and tall storage cupboard. Further matching cupboard with a wall mounted gas fired combination boiler. Space for an electric cooker with a concealed extractor above. Utility spaces below worktop with plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled floor. Radiator. Coving and smooth plaster ceiling with inset spotlights. UPVC double glazed window to side aspect.

Lounge 15'11" x 10'10" max, 10'4" min (4.85m x 3.30m max, 3.15m min)

Wood effect laminate floor. Radiator. Television point. Television point. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.



Inner Hallway

Wood effect laminate floor. Radiator. Electronic thermostat control for heating. Coving. Smooth plaster ceiling with loft access hatch.

Dining Room 9'10" x 7'6" plus door recess (3.00m x 2.29m plus door recess)

Wood effect laminate floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed doors to conservatory.

Conservatory 9'8" x 9'6" (2.95m x 2.90m)

Low brick construction with a pitched double glazed roof and UPVC double glazed windows to side and rear aspects. Radiator. Double power points. UPVC doors leading out to a paved patio and the rear garden.

Bedroom 1 10'10" x 9'0" (3.30m x 2.74m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Bedroom 2 11'2" x 7'0" (3.40m x 2.13m)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.



Bedroom 3 9'6" x 7'0" max, 4'0" min (2.90m x 2.13m max, 1.22m min)

Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window window to front aspect.

Bathroom 6'5" x 5'8" (1.96m x 1.73m)

Fully tiled walls and a white suite comprising a panelled bath with a thermostatic mixer shower, shower attachment and a waterfall fitting above. Wash basin with mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Designer towel radiator. Smooth plaster ceiling within inset spotlights. Coving. High-level UPVC double glazed window to side.

Outside

The front garden is laid to lawn with established shrubs. The rear garden is enclosed and laid to lawn with paved patio areas to the immediate rear of the property. A pathway leads to the end of the garden where there is a paved patio area beside a detached garage with up-and-over door, window and door to rear. Gate to rear boundary for pedestrian access.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

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 and take the third exit off the roundabout onto New Road, continue into Belton. At the end of New Road, turn right onto Bracon Road and then first right into Heather Road. Follow the road past the first and second right hand turnings into Heather Gardens and where the road bears round to the right, bear left and the property will be found at the end on the right hand side.

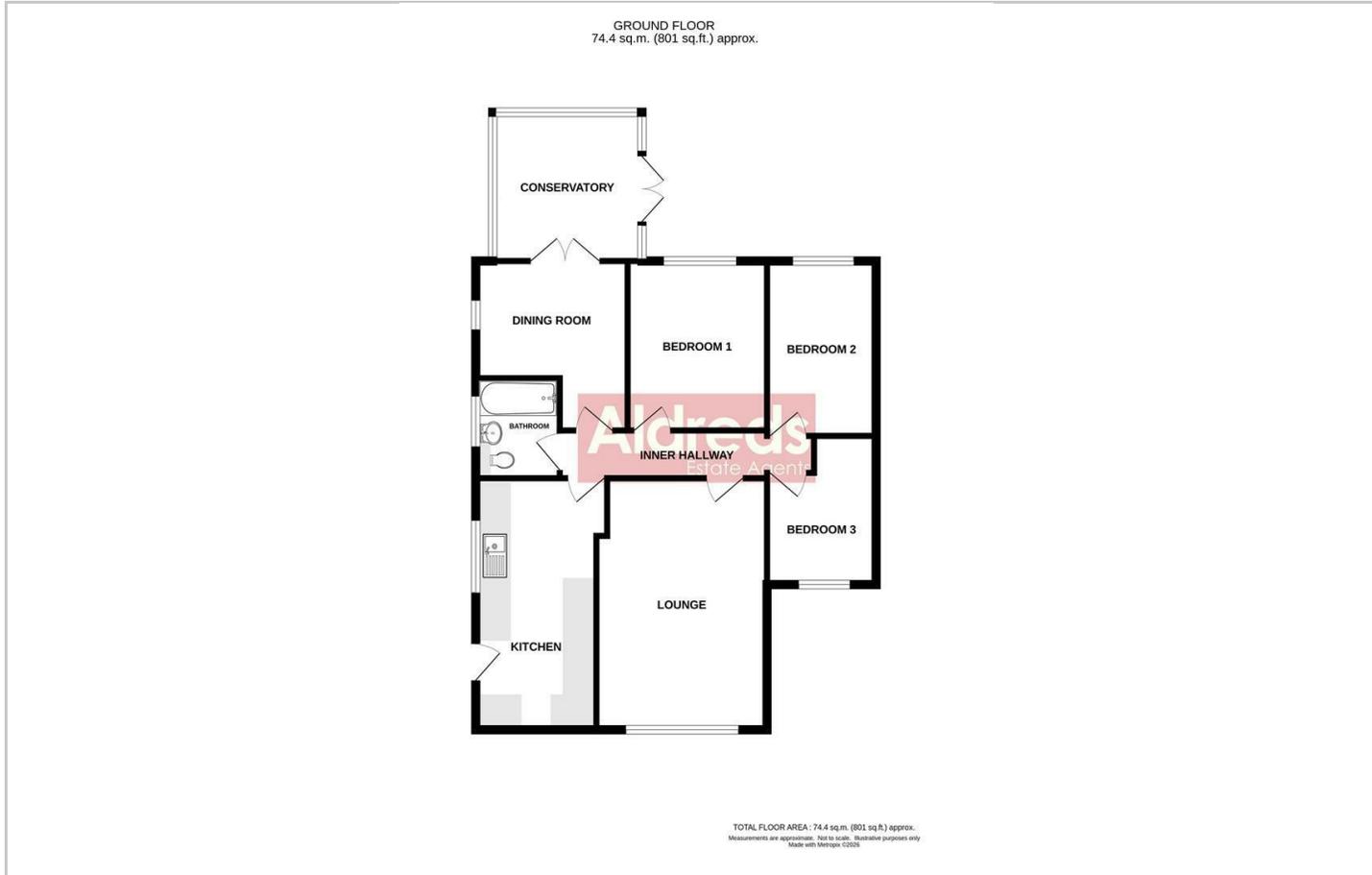
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Floor Plans



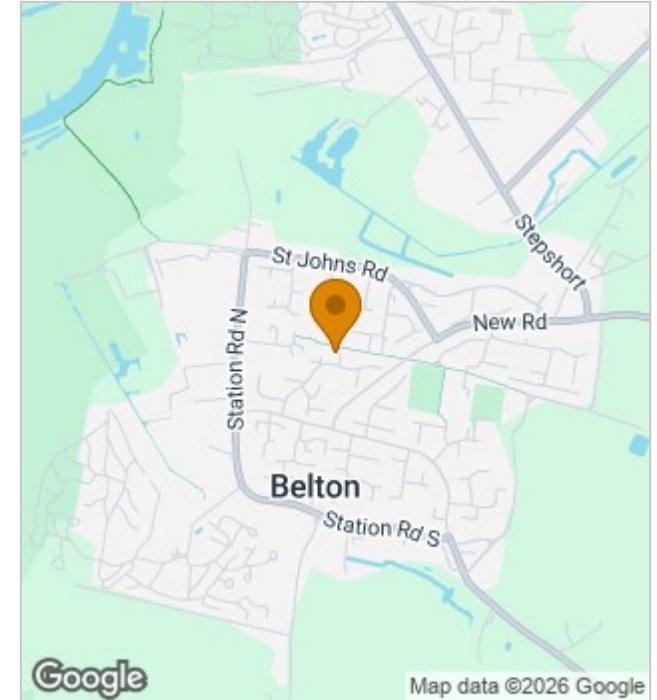
Viewing

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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Location Map



Energy Performance Graph

