



12 Ranworth Close

Belton, Great Yarmouth, NR31 9JX

Guide Price £425,000 - £450,000



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GUIDE PRICE £425,000 to £450,000. A fantastic extended and extremely well presented four bedroom detached bungalow sitting in the popular villages of Belton. The property has been recently refurbished by the current owners and an internal inspection is essential. There is a large entrance hall, stunning kitchen/diner/sitting room and a formal lounge. Master bedroom with dressing room and ensuite shower room, three further bedrooms, utility room and a family bathroom. Gas central heating (installed 2022) and double glazing. The property was also rewired in 2022. Outside there is a driveway to front and a low maintenance garden to rear with large summerhouse/bar

## Entrance Hall

Entrance door to side, radiator

## Kitchen/Diner/Sitting Room

**24'5" x 18'5" plus recess (7.46 x 5.62 plus recess)**

Wood burner, base storage units with quartz worktops, Island unit, two double glazed windows to front aspect, double glazed windows to both sides, wine fridge, gas cooker point, integrated dishwasher extractor hood, inset ceiling lights

## Lounge

**16'4" x 13'1" (5 x 4)**

Double glazed French doors to rear garden, double glazed window to front aspect, radiator

## Utility Room

**14'1" max 5'4" min x 4'3" max 2'11" min (4.31 max 1.65 min x 1.32 max 0.9 min)**

Door to rear garden, storage units, plumbing for washing machine

## Master Bedroom

**18'0" x 12'0" (5.5 x 3.67)**

Built in wardrobe, double glazed window to rear aspect, radiator

## Dressing Room

**7'6" x 3'7" (2.3 x 1.1)**

Two built in wardrobes

## Ensuite Shower Room

**7'6" x 5'10" (2.3 x 1.8)**

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, heated towel rail

## Bedroom 2

**12'5" x 11'7" (3.8 x 3.55)**

Double glazed French doors to rear garden, radiator





#### Bedroom 3

10'4" x 9'6" (3.15 x 2.9)

Double glazed window to side aspect, radiator

#### Bedroom 4

9'6" x 9'6" (2.9 x 2.9)

Double glazed window to side aspect, radiator

#### Bathroom

9'11" x 5'9" (3.03 x 1.76)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, heated towel rail

#### Outside

To the front of the property there is a driveway. To the rear there is a low maintenance paved and decked garden with astro turf, timber summer house and bar 4.6m x 2.2m with power and light

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage

#### Council Tax

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.

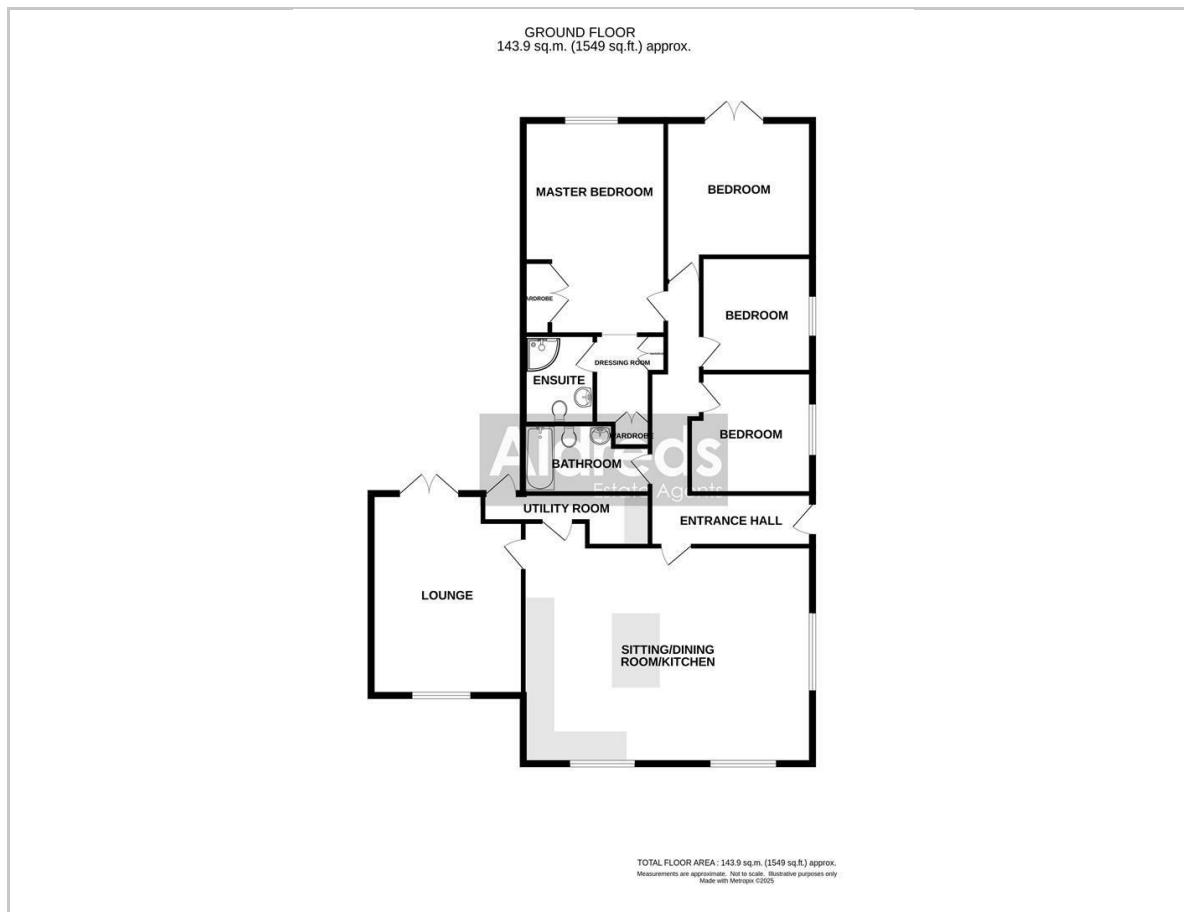
#### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, turn right into Ranworth Close.

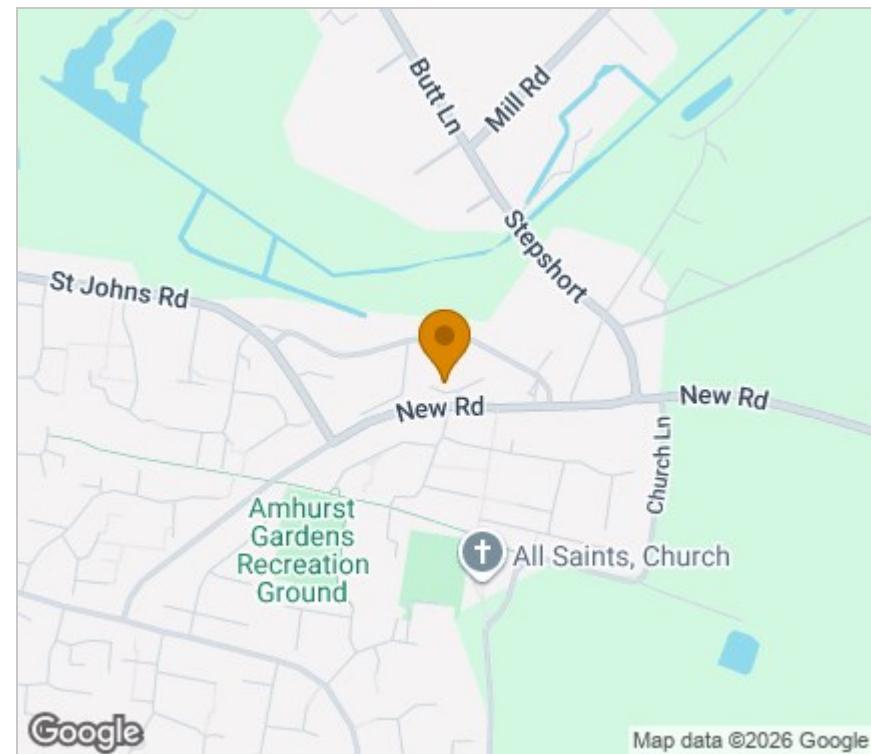
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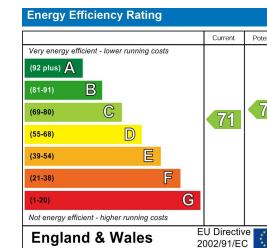
## Floor Plan



## 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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