

Aldreds
Estate Agents

41 Rosedale Gardens, Belton NR31 9PL

£255,000

4 2 1 D



£255,000

41 Rosedale Gardens

Belton NR31 9PL

- Extended Detached Bungalow
- Cul-de-Sac Location
- Spacious L-Shape Lounge/Diner
- 17'0" Conservatory
- Gas Central Heating & UPVC Double Glazing
- 4 Bedrooms (2 Walk-Through)
- South Facing Rear Garden
- Kitchen/Breakfast Room
- Bathroom
- No Onward Chain



This extended detached bungalow is pleasantly positioned at the end of a cul-de-sac with a south facing rear garden, adjacent to green space. The property offers accommodation including an L-shape lounge/diner, kitchen/breakfast room, UPVC double glazed conservatory and bathroom. In addition, the bungalow benefits from gas central heating, burglar alarm system, UPVC double glazed windows, driveway and an adjoining single garage.





IMPORTANT VIEWING NOTE:
Prior to arranging a viewing appointment, please ensure that you have studied the floor plan and established if the layout of the bedrooms in particular suits your purpose. The seller is keen to avoid a situation where viewings take place, only for the viewers to comment that the layout isn't suitable.

Entrance Porch 6'8" x 3'0" (2.03m x 0.91m)

UPVC entrance door with a double glazed panels. Radiator. Wall mounted gas fired boiler. Smooth plaster ceiling. UPVC double glazed window to front aspect.

Lounge/Diner 20'0" x 10'2" + 9'4" x 8'11" (6.10m x 3.10m + 2.84m x 2.72m)

Two radiators. Coal effect living flame gas fire with stone surround. Television point. Low door to a built-in storage cupboard. Coved and textured ceiling. UPVC double glazed windows to front and side aspects.



Kitchen/Breakfast Room 16'5" x 10'8" (5.00m x 3.25m)

Worktops with cupboards and drawers below and matching up stands. Stainless steel one and a half bowl single drainer sink with mixer tap. Matching wall cupboards with concealed lighting below. Built-in fan assisted double oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine. Built-in airing cupboard with hot water cylinder. Tiled floor. Radiator. Television and telephone points. Coving. Smooth plaster ceiling. Two UPVC double glazed windows to side aspect. UPVC door with double glazed panel to side.

Inner Hallway 7'11" x 2'11" (2.41m x 0.89m)

Built-in storage cupboard. Coving. Smooth plaster ceiling. Loft access hatch.

Bedroom 1 11'11" x 10'8" (3.63m x 3.25m)

Radiator. Two Velux skylight windows. Door to bedroom 2.





Bedroom 2 11'11" x 9'10" (3.63m x 3.00m)
Radiator. Connecting door to Bedroom 3. Coving. Smooth plaster ceiling. UPVC double glazed sliding patio door to the conservatory.

Bedroom 3 11'11" x 9'9" (3.63m x 2.97m)
Radiator. Connecting doors to bedrooms 2 and 4. Coving. Smooth plaster ceiling with loft access hatch. UPVC double glazed sliding patio door to the conservatory.

Bedroom 4 8'11" x 8'10" (2.72m x 2.69m)
Radiator. Connecting door to Bedroom 3. Built-in double wardrobe with cupboard above. Coving. Smooth plaster ceiling. UPVC double glazed window to side aspect.

Bathroom 7'11" x 5'7" (2.41m x 1.70m)
White suite comprising panelled bath with tiles surround and a thermostatic mixer shower above. Pedestal wash basin. WC. Part tiled walls. Tiled floor. Chrome towel radiator. Extractor. Coving. Smooth plaster ceiling. Two UPVC double glazed windows two side.

Outside
The front garden is laid to lawn and a driveway leads to an adjoining garage. The rear garden is enclosed by fencing and south facing.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

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 left onto Bracon Road and then first right onto Rosedale Gardens. Take the first turn on the left and follow the road to the end where the property will be found on the right hand side.

what3words
///cornering.rifle.download

Ref: G18622/09/26







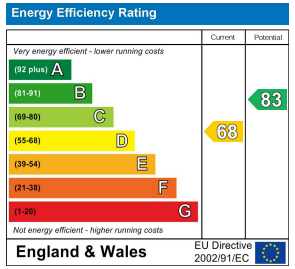
Floor Plans



Location Map



Energy Performance 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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA