

Aldreds
Estate Agents



70 Station Road North, Belton, NR31 9NN

£280,000





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- 3 bedroom detached bungalow
- Generous plot
- Ample off road parking
- Partially open plan lounge/diner
- Chain free
- Renovation project
- Detached garage
- Ample storage throughout

Situated on a generous plot and offered chain free, this three-bedroom detached bungalow presents an exciting opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property offers excellent potential to renovate and add value, making it an ideal project for those seeking a property they can truly make their own.

The accommodation includes a spacious, partially open-plan lounge/diner, providing a versatile living space, alongside ample storage throughout the home. Outside, the property benefits from extensive off-road parking, a detached garage and generous garden space, offering plenty of space for families or future landscaping improvements.



Entrance Hall

Features carpet flooring, a loft hatch, two panel radiators, an electric heater, a single-glazed side door, built-in cupboards, and access to all bedrooms, the lounge, the dining room, the kitchen, a separate W.C., and the bathroom.

Lounge 14'11" x 19'10" (4.56m x 6.07m)

Features carpet flooring, a double-glazed tall window to the front aspect, an electric fire, two electric heaters, a panel radiator, and double doors leading into the dining room with a window on each side.

Dining Room 14'11" x 14'4" (4.56m x 4.37m)

Features carpet flooring, a double-glazed tall window to the rear aspect, an electric fire, two electric heaters, and a single panel radiator.





Kitchen 8'7" x 11'8" (2.63m x 3.56m)

Features carpet flooring, laminate countertops, ample built-in storage in cupboards and drawers, space for a free-standing cooker, washing machine, dryer, and fridge-freezer, a double-glazed side window, and a single-glazed window looking into the rear utility room.

Bedroom 1 13'1" x 14'0" (4.01m x 4.28m)

Features carpet flooring, a tall double-glazed window to the front aspect, an electric heater, a panel radiator, and ample built-in storage with wardrobes and drawers.

Bedroom 2 13'7" x 11'10" (4.15m x 3.63m)

Features carpet flooring, a double-glazed window to the side aspect, an electric heater, a panel radiator, and ample built-in storage with wardrobes and drawers.

Bedroom 3 9'7" x 10'8" (2.93m x 3.27m)

Features carpet flooring, a double-glazed window to the rear aspect, an electric heater, a panel radiator, and built-in wardrobes and drawers.

Directions

Heading south out of Bradwell on the A143, proceed over the roundabout (2nd exit), remaining on the A143. The take the first turning on the right (signposted to Belton) onto Beccles Road. Follow Beccles Road into Belton and take the first turning on the left onto Station Road South which leads into Station Road North where the property will be found on the right.



Utility Room 9'10" x 5'11" (3.02m x 1.81m)

Features carpet flooring, a double-glazed window to the rear aspect, a single-glazed window and door to the side leading into the rear porch, built-in cupboards, and an electric storage heater.

WC 5'6" x 2'11" (1.69m x 0.89m)

Features vinyl floor, double glazed window to side aspect, WC.

Bathroom 5'6" x 6'11" (1.69m x 2.12m)

Features vinyl floor, double glazed window to the side aspect, basin, bath tub.

Rear Porch

Concrete floor, Wooden windows to rear and side, wooden exit door, flat roof.

Garage

Manual up and over door, concrete floor

Outside Front

Features a concrete driveway, a grass lawn, a combination of brick wall and hedgerow boundaries, and a concrete path leading to the front door with a wrought iron access gate.

Outside Rear

Features a grass lawn, a detached brick-built garage with a manual up-and-over door, a timber-built storage shed, and a combination of hedgerow and timber fence boundaries.

Tenure

Freehold

Services

Mains water, electric, drainage. Electric heaters with flat panel hot water radiators throughout.

Council Tax

Great Yarmouth Borough Council - Band D

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.

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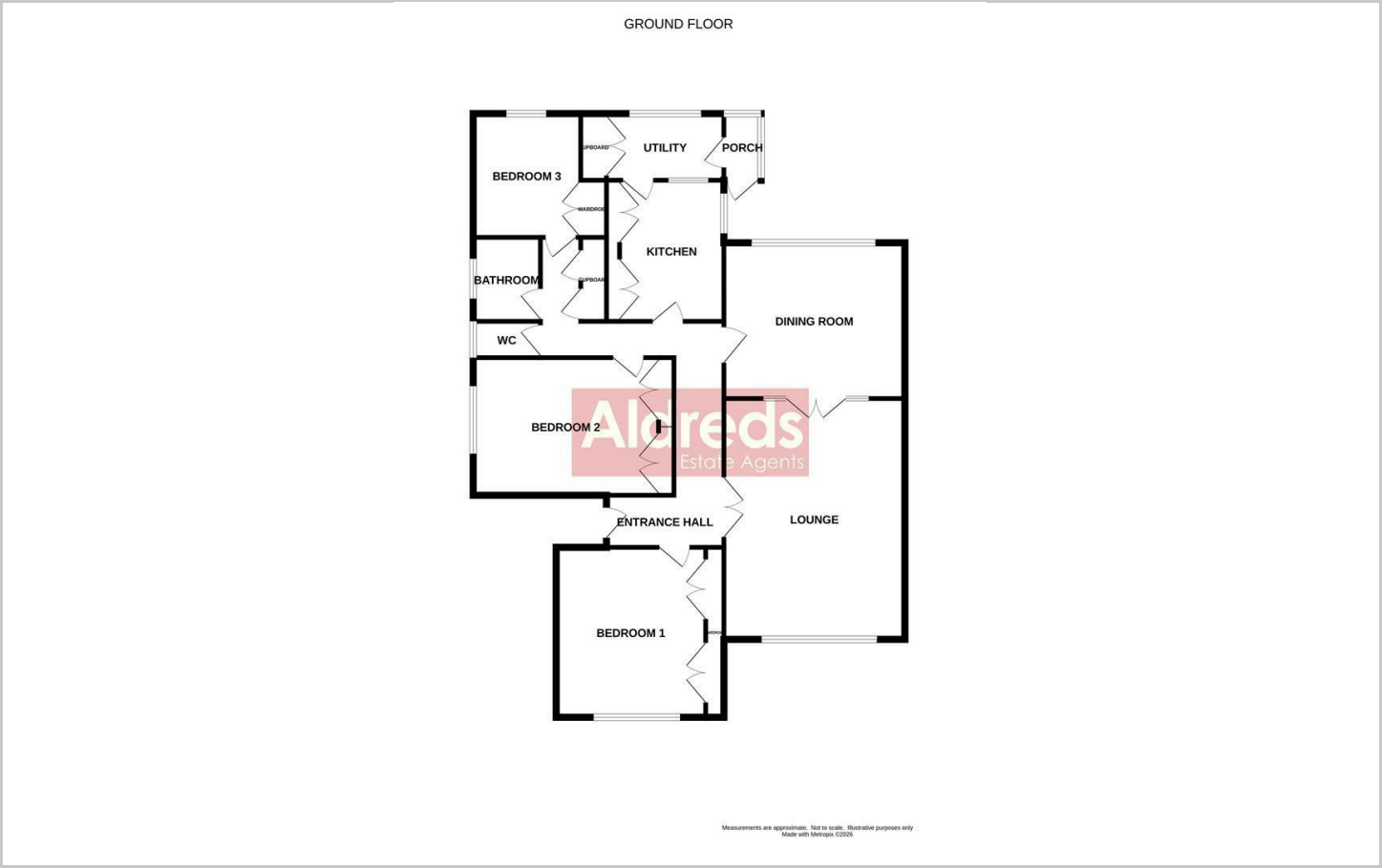
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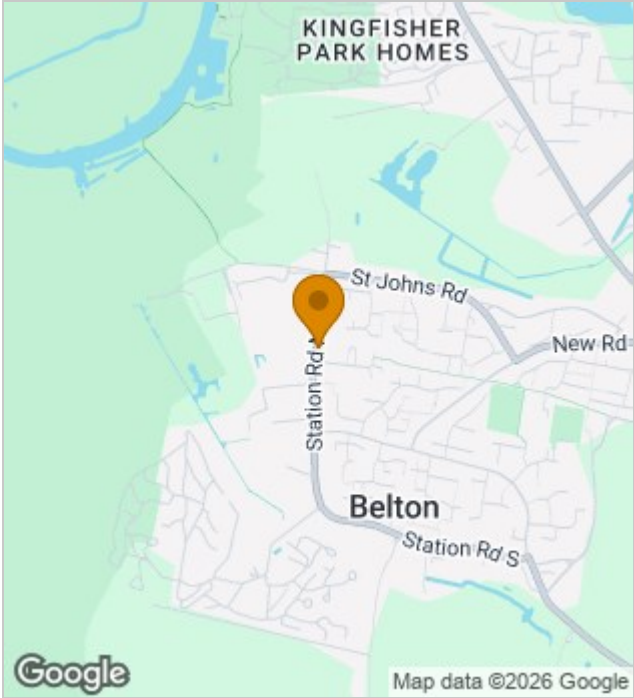
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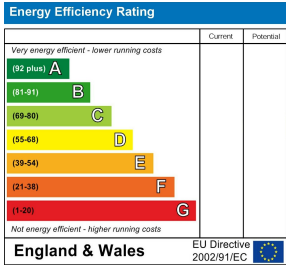
Floor Plans



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.

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