

Aldreds
Estate Agents



34 Paddock Close, Belton, NR31 9NT

£295,000





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- Detached Bungalow
- Kitchen/Diner
- Shower Room & Separate WC
- UPVC Double Glazed Windows
- West Facing Rear Garden
- 3 Double Bedrooms
- Inner Hallway
- Gas Central Heating
- Adjoining Single Garage
- No Onward Chain

This 3 bedroom detached bungalow is offered for sale with no onward chain and benefits from a west facing rear garden, gas central heating and UPVC double glazed windows.



Entrance Porch 4'9" x 4'1" (1.45m x 1.24m)

UPVC entrance door with double glazed panel. Telephone point. UPVC double glazed windows to front and side. Glazed panel door with glazed side panels to kitchen/diner.

Kitchen/Diner 21'0" x 9'11" (6.40m x 3.02m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and display cupboards. Tall unit with cupboards above and below a built-in fan assisted double oven and grill. Four ring gas hob with a concealed extractor above. Integrated washing machine. Integrated fridge and freezer. Tall storage cupboard for ironing board with shelves. Wall mounted cupboard. Two radiators. Coved and textured ceiling. Two UPVC double glazed windows to front aspect. UPVC door with double glazed panel to side.





Lounge 16'11" x 11'10" (5.16m x 3.61m)

Two radiators. Coved and textured ceiling. UPVC double glazed window to side aspect. UPVC double glazed window and UPVC double glazed sliding patio door to the rear garden.

Inner Hallway

Radiator. Loft access hatch with an aluminium extending loft ladder to a part boarded loft space with light. The gas fired combination boiler (less than 2 years old) is on the gable end wall in the loft.

Bedroom 1 11'10" x 11'5" (3.61m x 3.48m)

Radiator. Fitted wardrobes with matching overhead cupboards and bedside units with display shelves above. Matching vanity desk with drawers below. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bedroom 2 10'4" x 9'11" (3.15m x 3.02m)

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.



Bedroom 3 11'6" x 8'11" (3.51m x 2.72m)

Radiator. Fitted wardrobes with matching overhead cupboards under vanity desk with drawers below. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Shower Room 6'4" x 5'6" (1.93m x 1.68m)

Fully tiled walls and a large walk-in shower with a thermostatic mixer shower and shower attachment. Wash basin with mixer tap and cupboard below. Laminate floor. Radiator. Fitted mirror. Light and shaver point. Smooth plaster ceiling. UPVC double glazed window to front.

Separate WC

Part tiled walls. White WC. Laminate floor. Smooth plaster ceiling. UPVC double glazed window to front.

Outside

The front garden is laid to lawn with shrub border. A wide driveway leads to an adjoining single garage 5.26m x 2.36m (17'3" x 7'9") with up and over door, light and power, single glazed window and door to the rear garden. A pathway and gate to the side of the property leads to the rear garden which is west facing and laid to lawn with established flower and shrub beds and border. Greenhouse.



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.

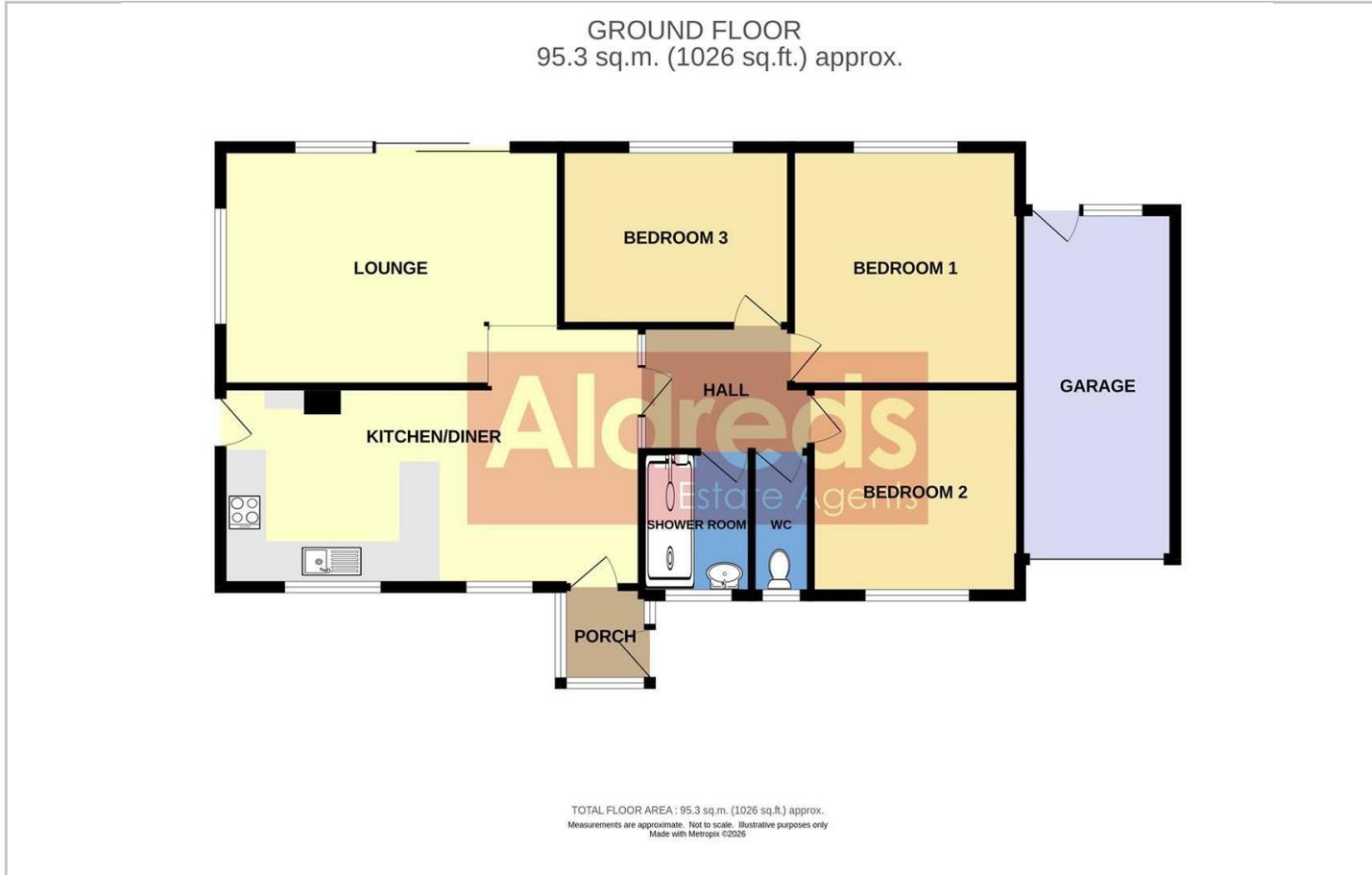
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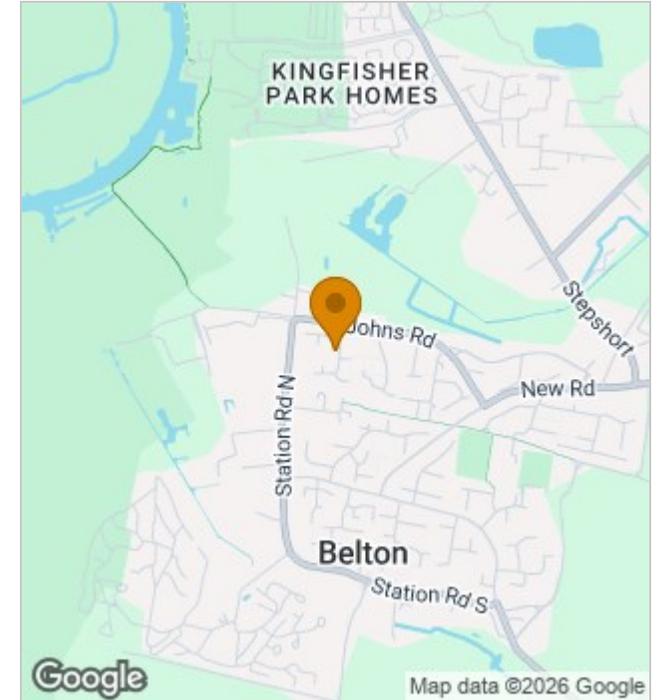
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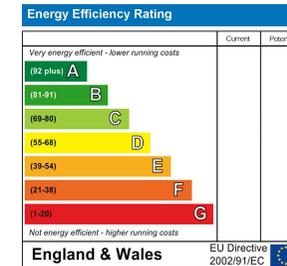
Floor Plans



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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