


# 10 St. Annes Way

Belton, NR31 9LH

**£235,000**

2 1 1 C

# 10 St. Annes Way

Belton, NR31 9LH

This 2-bedroom detached bungalow is quietly situated along a pedestrian pathway with a westerly facing rear garden and is offered for sale with no onward chain. The accommodation includes entrance hall, lounge, kitchen and conservatory. The property has gas central heating, UPVC double glazing and a garage in a block close by.

## Entrance Porch

UPVC entrance door with double glazed panel. Tiled floor, walls and ceiling. Inner door with glazed panels to entrance hall.

## Entrance Hall

Radiator. Built-in airing cupboard with a wall mounted gas fired combination boiler. Loft access hatch with an aluminium extending loft ladder.

## Lounge

15'5" x 11'7" (4.70m x 3.53m)

Radiator. Coving. UPVC double glazed windows to front and side aspects.

## Kitchen

9'7" x 9'6" (2.92m x 2.90m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with cupboard below. Tiled splashbacks. Matching wall cupboards and open display shelves. Electric cooker point. Utility space below worktop with plumbing for washing machine. Radiator. Built-in shelved storage cupboard. Single glazed window and open doorway to conservatory.

## Conservatory

10'11" x 6'8" (3.33m x 2.03m)

Radiator. Worktop. UPVC double glazed windows to side and rear aspects. UPVC double glazed door to a paved patio and the rear garden.

## Bedroom 1

13'3" x 11'7" (4.04m x 3.53m)

Radiator. UPVC double glazed window to rear aspect.

## Bedroom 2

9'8" x 8'5" (2.95m x 2.57m)

Radiator. UPVC double glazed window to front aspect.

## Shower Room

6'4" x 5'10" (1.93m x 1.78m)

Fully tiled walls and a large shower cubicle with a thermostatic mixer shower. White wash basin with cupboard below and WC. Tiled floor. Radiator. UPVC double glazed window to side.















## Outside

The front garden is laid to lawn and a pathway leads to the side of the property to the entrance door. The pathway extends to the rear garden, which is westerly facing and laid to lawn with established shrubs and trees and a paved patio area. Outside cold water tap to the side of the property. There is a garage in a block at the end of St Georges Road.

## Tenure

Freehold.

## Services

Mains water, gas, electricity and drainage.

## Council Tax

Great Yarmouth Borough Council - Band B

## 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, continuing to Belton village. Upon reaching the village, proceed over the mini roundabout, remaining on New Road and take the first turning on the left onto Deben Drive. Take the first left onto St Georges Road, following the road all the way to the end. The property will be found along a pedestrian pathway on the right hand side.

## what3words

///converter.commoners.recall

Ref: G18621/09/26

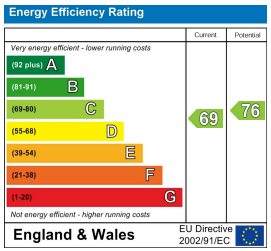
## Floor Plan




## 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.

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