

**Aldreds**  
Estate Agents



15 Heather Gardens, Belton, NR31 9PP

£225,000





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# 15 Heather Gardens

Belton, NR31 9PP

- Semi-Detached House
- South Facing Rear Garden
- Spacious Lounge/Diner
- Bathroom
- Garage in a Block of 3 with Driveway
- 3 Bedrooms
- Entrance Porch & Hall
- Kitchen
- Gas Central Heating & UPVC Double Glazed Windows & Doors
- Cul-de-sac Location

A well presented 3 bedroom semi-detached house with an enclosed south facing rear garden, brick built storage shed, single garage in a block and driveway.



## Entrance Porch 3'10" x 3'5" (1.17m x 1.04m)

UPVC double glazed entrance door. UPVC double glazed windows to front aspect.

## Entrance Hall

Radiator. Built-in cloaks/storage cupboard. Low door to a built-in under stairs storage cupboard. Thermostat control for heating. Staircase to first floor landing. Smooth plaster ceiling. UPVC double glazed window to front aspect.

## Lounge/Diner 18'0" x 13'3" max, 11'6" min (5.49m x 4.04m max, 3.51m min)

Two radiators. Smooth plaster ceiling. Coving. UPVC double glazed windows to front and rear aspects.



### **Kitchen 7'11" x 7'0" (2.41m x 2.13m)**

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap and hose attachment. Tiled splashback. Matching wall cupboards. Space for an electric cooker. Utility space below worktop with plumbing for washing machine. Space for fridge/freezer. Built-in pantry/storage cupboard. Coving. UPVC double glazed window window to rear aspect. UPVC door with double glazed panel to side.

### **First Floor**

#### **Landing**

Built-in over stairs storage cupboard. Coving. Loft access hatch. UPVC double glazed window to side aspect.

#### **Bedroom 1 11'7" x 8'5" (3.53m x 2.57m)**

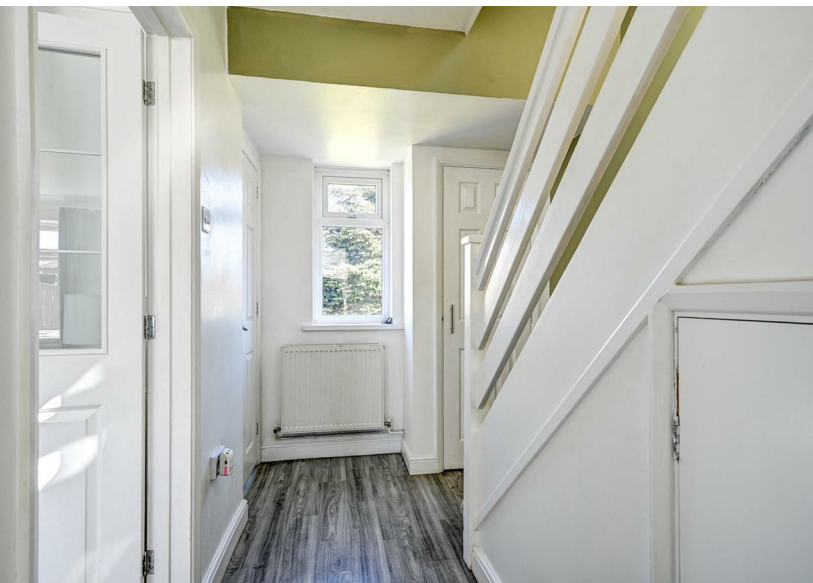
Radiator. Coving. UPVC double glazed window to rear aspect.

#### **Bedroom 2 9'2" x 8'10" (2.79m x 2.69m)**

Radiator. Coving. UPVC double glazed window to front aspect.

#### **Bedroom 3 8'6" x 8'0" (2.59m x 2.44m)**

Wood effect laminate floor. Radiator. Coving. UPVC double glazed window to rear aspect.



### Bathroom 7'11" x 5'5" (2.41m x 1.65m)

White suite comprising panelled bath with a mixer shower above. Pedestal wash basin with tiled splashback. WC. Tile effect laminate floor. Radiator. Built-in shelved storage cupboard. Extractor. Smooth plaster ceiling. Coving. UPVC double glazed window to front.

### Outside

The front garden is laid to lawn. A pathway and a gate to the side of the property leads to the rear garden which is south facing, enclosed by fencing and laid to lawn with a gate to the rear boundary for access to Bracon Road. Brick built storage shed 1.91m x 1.80m (6'3" x 5'11") with light and power, worktop with utility space below for a tumble dryer, space for freezer, window to side, UPVC door. There is a single garage in a block of 3 (middle garage) with a private parking space in front.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### 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, continue into Belton. At the end of New Road, turn right onto Bracon Road and then first right into Heather Road. Take the first left into Heather Gardens and the property will be found on the left hand side.

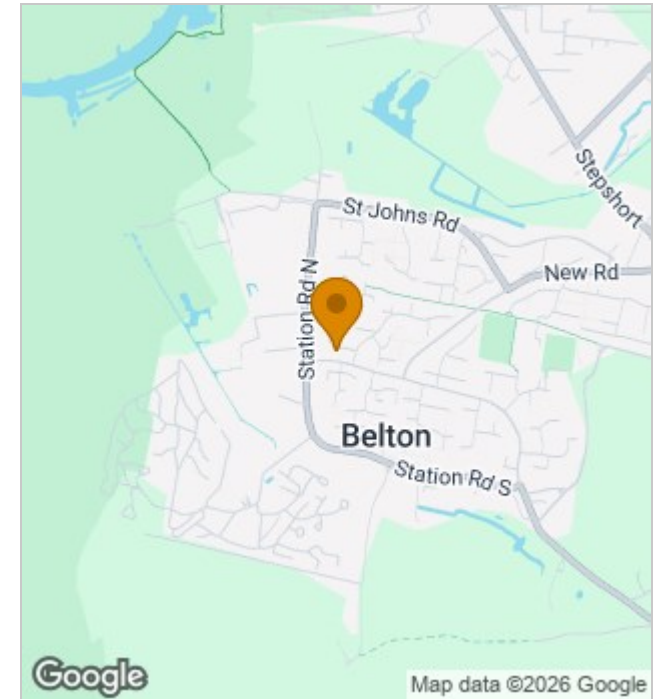
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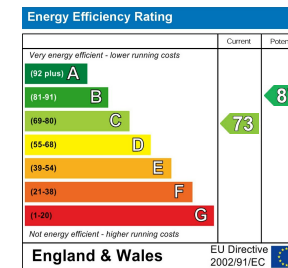
## Floor Plans



## 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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