



65 Rosedale Gardens

Belton, Great Yarmouth, NR31 9PL

£190,000



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This 2 bedroom semi-detached bungalow is offered for sale with no onward chain. The property offers well presented accommodation including entrance hall, lounge/diner, kitchen with integrated appliances, main bedroom with built-in wardrobes and a dressing area with fitted wardrobes, bathroom and second bedroom with access to a conservatory. The bungalow benefits from gas central heating and UPVC double glazing, as well as off-road parking and a single garage in a block.

Entrance Hall

UPVC entrance door with double glazed panel. Radiator. Built-in cloaks/storage cupboard. Coved and textured ceiling with loft access hatch.

Lounge/Diner

17'11" x 10'3" (5.46m x 3.12m)

Laminate floor. Radiator. Television and telephone points. Coved and textured ceiling.

Kitchen

10'11" x 8'6" (3.33m x 2.59m)

Worktops with cupboards and drawers below and a stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and tall cupboard with a wall mounted gas fired combination boiler. Built-in fan assisted oven and grill. Four burner gas hob with a concealed extractor above. Washing machine (included in the sale). Integrated slimline dishwasher (installed in 2023). Integrated fridge/freezer. Radiator. Television point. Smooth plaster ceiling.

Bedroom 1

12'11" x 10'3" (3.94m x 3.12m)

Radiator. Built-in single and double wardrobes. Opening to dressing room.

Dressing Room

9'2" x 8'8" including wardrobes (2.79m x 2.64m including wardrobes)

Fitted wardrobes. Inset ceiling spotlights.

Bedroom 2

8'9" x 8'6" (2.67m x 2.59m)

Laminate floor. Radiator. UPVC double glazed doors to conservatory.





Conservatory

8'8" x 7'7" (2.64m x 2.31m)

Laminate floor. Radiator. Low brick construction with a double glazed roof and UPVC double glazed windows and doors.

Bathroom

8'1" x 5'3" (2.46m x 1.60m)

Fully tiled walls and a white suite comprising panelled bath mixer tap and shower attachment. Wash basin with cupboards and drawers below. WC with concealed cistern. Towel radiator. Extractor.

Outside

The front garden is laid partly to lawn and there is off-road parking for one vehicle. There is also an allocated parking space (check) and a single garage in a block. A gate and pathway to the side of the property leads to the rear garden which is enclosed, part paved with a decked area, summer house and a shed, both with electrical supply and a tumble dryer.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band B

Energy Performance Certificate (EPC)

EPC rating: C (70), potential rating: B (85)

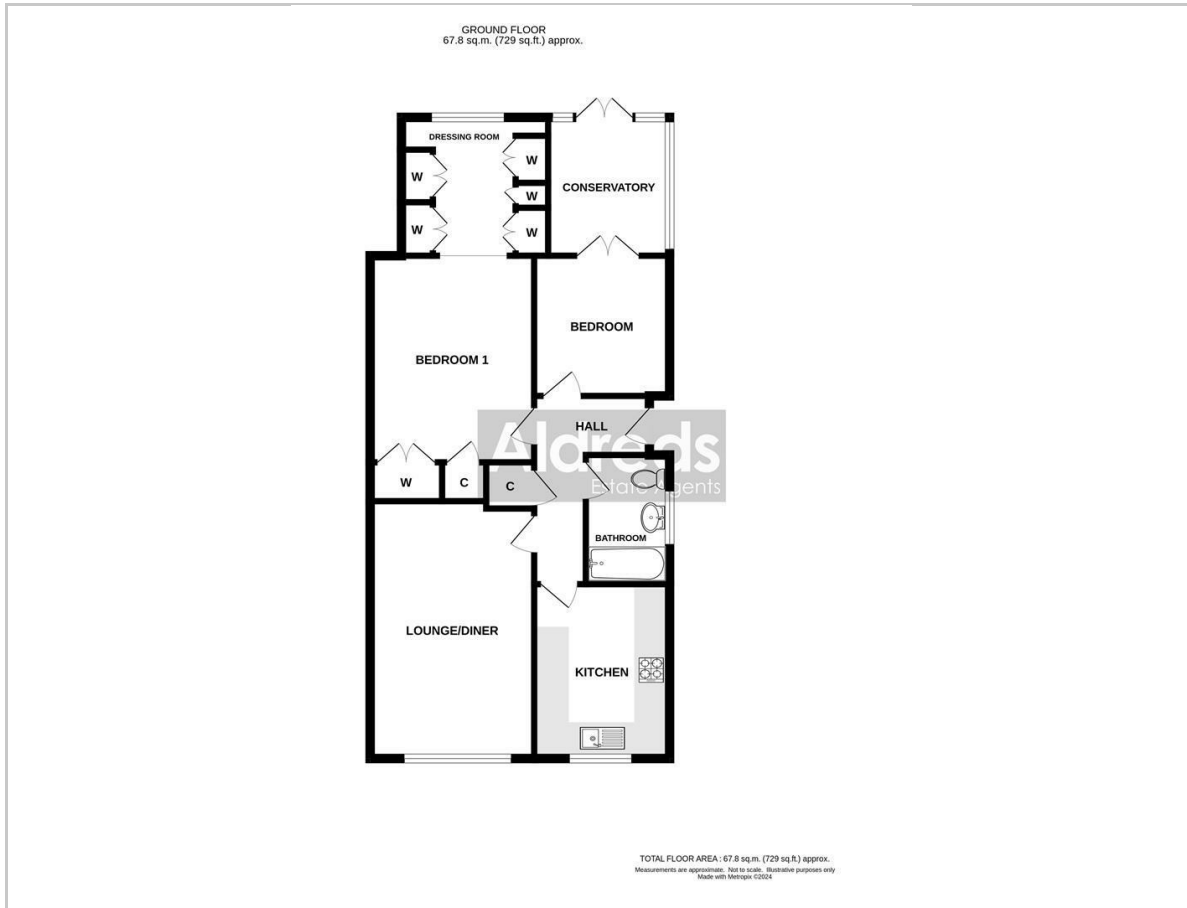
Location

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.

Ref: G18010/03/24



Floor Plan



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

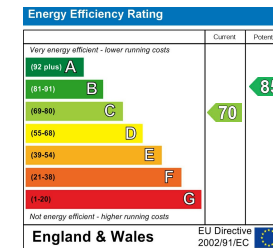
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Area Map



Energy Efficiency Graph



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