

**Aldreds**  
Estate Agents



20 St. Georges Road  
Belton, Great Yarmouth, NR31 9LE  
Guide Price £340,000



## 20 St. Georges Road

Belton, Great Yarmouth, NR31

\*\*Guide £340,000 - £350,000 \*\* A detached chalet with 4 bedrooms (3 up, 1 down), 2 reception rooms, kitchen/diner, en-suite shower room and a ground floor bathroom. The flexible nature of the accommodation will appeal to a number of different buyers. No onward chain.

### Entrance Porch

6'2" x 5'1" (1.88m x 1.55m)

Tiled floor. Telephone point. Single glazed windows to front aspect.

### Entrance Hall

Radiator. Thermostat control for heating. Built-in under stairs storage cupboard. Stairs to first floor landing

### Lounge

14'11" x 12'4" (4.55m x 3.76m)

Two radiators. Fireplace with a raised tiled hearth and raised tiled plinths either side. UPVC double glazed windows to front and side aspects.

### Sitting Room

10'2" x 9'10" (3.10m x 3.00m)

Laminate floor. Radiator. UPVC double glazed doors to steps leading down to the paved patio area and rear garden.

### Kitchen/Diner

18'1" x 11'10" max, 8'10" min (5.51m x 3.61m max, 2.69m min)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Matching up stands. Matching wall cupboards. Built-in Stoves fan assisted double oven and grill. Island unit with cupboard and drawers below. Five ring Stoves electric hob with a ceiling mounted stainless steel extractor above. Utility space below worktop with plumbing for washing machine. Space for tumble dryer. Integrated dishwasher. Space for an American style fridge/freezer. Two radiators. Inset ceiling spotlights. Two UPVC double glazed windows to side aspect.

### Bedroom 4

11'0" x 7'6" (3.35m x 2.29m)

Laminate floor. Fitted double wardrobe with cupboard above. Radiator. Single glazed window to side aspect.

### Bathroom

6'11" x 6'9" (2.11m x 2.06m)

White roll top bath with claw and ball feet and mixer tap with shower attachment. Pedestal wash basin. WC. Fully tiled walls and floor. Radiator. Extractor. Inset ceiling spotlights. Ceiling mirror. UPVC double glazed window to rear.

### Landing

Wall Panelling.





### Bedroom 1

17'6" x 12'0" (5.33m x 3.66m)

Two radiators. Dado rail. Television point. Built-in wardrobe with automatic light and a further door to a storeroom. Coving and smooth plaster ceiling with inset spotlights. UPVC double glazed window to side aspect. Single glazed window to front aspect.

### En-suite Shower Room

5'11" x 4'8" (1.80m x 1.42m)

Tiled corner shower cubicle with a mixer shower. Suspended wash basin. WC with concealed cistern. Tiled floor. UPVC double glazed window to side.

### Bedroom 2

11'7" x 9'6" (3.53m x 2.90m)

Radiator. Single glazed window to rear aspect.

### Bedroom 3

12'10" x 6'5" (3.91m x 1.96m)

Radiator. Coved and textured ceiling with spotlights. UPVC double glazed window to side aspect.

### Outside

8'11" x 7'11" (2.72m x 2.41m)

The driveway leads to a former integral single garage 2.72m x 2.41m (8'11" x 7'11") with up and over door, light and power, freestanding oil fired boiler. The rear garden is laid partly to lawn with a large paved patio area. Summer house and shed.

### Tenure

Freehold

### Services

Mains water, electricity and drainage are connected. Oil fired central heating.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

Band F (30), potential rating: C (71)

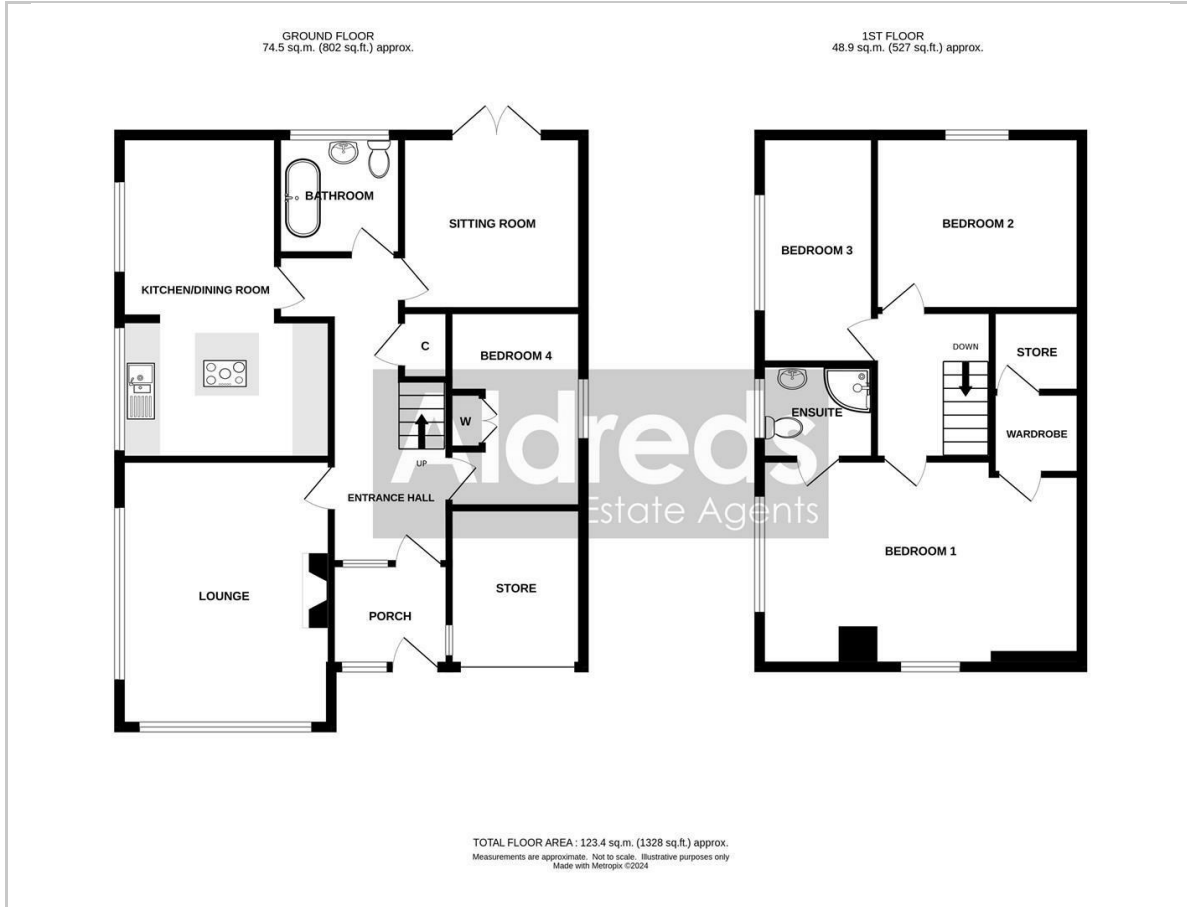
### Location

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.

Re: G18016/03/24



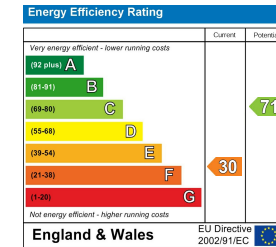
## Floor Plan



## 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.

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