

**Aldreds**  
Estate Agents



75 Fern Gardens

Belton, Great Yarmouth, NR31 9QY

£275,000





## 75 Fern Gardens

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There is no onward chain with this modern detached bungalow which offers well presented accommodation including lounge, kitchen, dining room, conservatory, 2 double bedrooms, shower room with WC and a separate WC. In addition, the property has the benefit of gas central heating and UPVC double glazed windows. There is also a long garage and an enclosed rear garden.

### Entrance Hall

22'4" x 3'5" (6.81m x 1.04m)

UPVC entrance door with double glazed panels. Parquet floor. Dado rail. Radiator. Thermostat control for heating. Built-in airing cupboard with slatted shelves, radiator, and a wall mounted gas fired combination boiler. Built-in cloaks/storage cupboard. Loft access hatch.

### Lounge

15'8" x 10'7" + 5'1" x 3'9" (4.78m x 3.23m + 1.55m x 1.14m)

Radiator. Chimney breast recess with wood burner and fire surround. Television and telephone points.

### Kitchen

10'6" x 8'7" (3.20m x 2.62m)

Worktops with cupboards and drawers below with soft close doors. Stainless steel single drainer sink with mixer tap. Matching up stands. Matching wall cupboards with soft close doors and concealed lighting below. Integrated refrigerator and freezer. Integrated dishwasher. Tall unit with a built-in fan assisted oven and grill with cupboard above and drawers below. Laminate floor. Inset ceiling spotlights.

### Dining Room

10'4" x 7'9" (3.15m x 2.36m)

Radiator. Dado rail. Television point. Glazed panel doors to conservatory.

### Conservatory

8'10" x 8'0" (2.69m x 2.44m)

Tiled floor. Radiator. Double power point. Low brick construction with a pitched polycarbonate roof and UPVC double glazed windows and door.

### Bedroom 1

11'7" x 9'10" to wardrobe front (3.53m x 3.00m to wardrobe front)

Radiator. Television point. Large fitted wardrobe along one wall with four sliding doors (two mirrored).







### Bedroom 2 11'4" x 8'5" (3.45m x 2.57m)

Radiator.

### Shower Room 7'3" x 6'3" (2.21m x 1.91m)

Large tiled shower cubicle with a mixer shower and shower attachment and a rainfall fitting above. White WC with concealed system and wash basin with mixer tap and cupboard below. Tiled splashback. Designer towel radiator. Two extractors. Ceiling spotlights.

### Separate WC 5'1" x 2'11" (1.55m x 0.89m)

White WC and suspended hand wash basin with tiled splashback.

### Outside 17'0" x 8'6" (5.18m x 2.59m)

The front garden is laid along with rose bush and flower border. A driveway widens to the front of the property for additional parking and leads to an adjoining garage 5.18m x 2.59m (17'0" x 8'6") with a remote controlled electric roller shutter door, light and power, UPVC double glazed window and door to the rear garden. A gate and a pathway to the side of the property leads to the rear garden, which is enclosed and laid lawn with established flowers and shrubs and a paved patio area. Timber and felt roof garden shed. Wood store.



### Tenure Freehold.

### Services

Mains water, electricity, gas and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

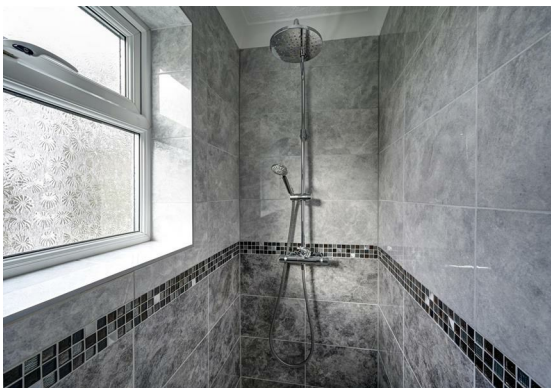
### Energy Performance Certificate (EPC)

EPC rating:

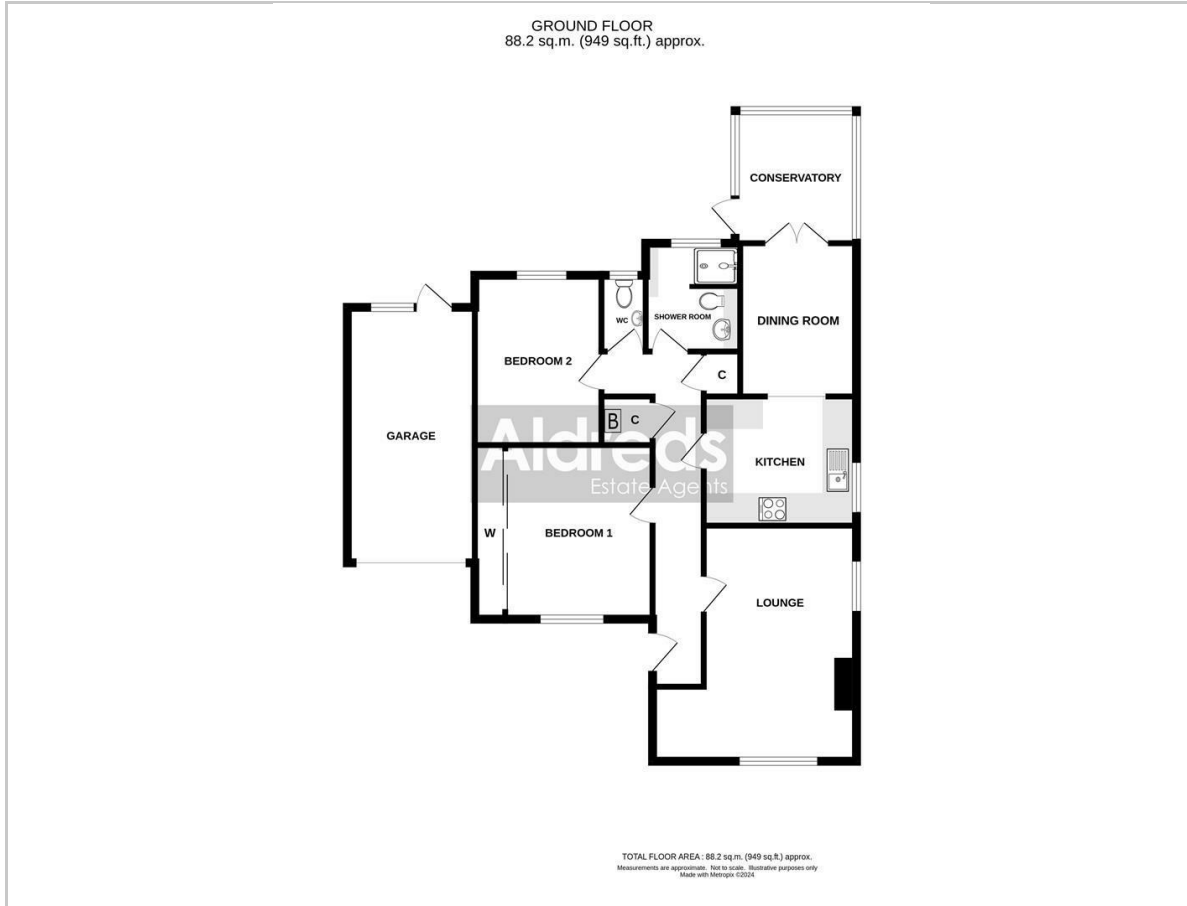
### Location

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: G18026/03/24



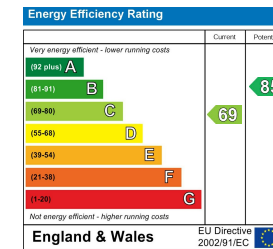
## Floor Plan



## 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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