

**Aldreds**  
Estate Agents



Orchard Corner St. Johns Road

Belton, Great Yarmouth, NR31 9JT

£350,000





## Orchard Corner St.

Belton, Great Yarmouth, NR31

A beautifully presented 4 bedroom (3 double) detached family home with 2 reception rooms and a conservatory. The property has a kitchen and utility room with integrated appliances, ground floor cloakroom and low maintenance gardens. Viewing is highly recommended.

### Entrance Hall

15'5" x 6'0" (4.70m x 1.83m)

Composite entrance door with spy hole and two double glazed patterned panels. Laminate floor. Radiator. Under stairs recess. Hive heating control. Telephone point. Staircase with turned wood balustrade to first floor landing.

### Cloakroom

6'0" x 2'10" (1.83m x 0.86m)

White WC. Pedestal wash basin with tiled splashback. Laminate floor. Radiator. Coving. Smooth plaster ceiling. UPVC double glazed window to front.

### Lounge

22'0" x 13'5" max, 9'10" min (6.71m x 4.09m max, 3.00m min)

Two radiators. Period style open fireplace with stained with fire surround and a tiled hearth. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect. UPVC double glazed box bay window to side.

### Conservatory

8'11" x 7'4" (2.72m x 2.24m)

Tiled floor. Low brick construction with UPVC double glazed windows and doors to the rear garden.

### Kitchen

9'10" x 9'6" (3.00m x 2.90m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Matching up stands. Matching wall cupboards and a tall unit with two built-in fan assisted ovens. Four burner gas hob with an extractor above. Integrated dishwasher. Integrated fridge. Tiled floor. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear.

### Utility Room

8'4" x 6'9" (2.54m x 2.06m)

Worktops with cupboards below. Integrated washing machine. Integrated fridge/freezer. Matching tall cupboard with a wall mounted gas fired boiler. Smooth plaster ceiling. Coving. UPVC double glazed window and door to rear.

### Dining Room

15'10" x 8'1" (4.83m x 2.46m)

Radiator. Fitted storage cupboards and matching cupboards with space for a condensing tumble dryer and drinks fridge. UPVC double glazed window to front aspect.

### Landing

Smooth plaster ceiling. Coving. Loft access hatch.

### Bedroom 1

11'11" x 9'11" + door recess (3.63m x 3.02m + door recess)

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

### Bedroom 2

11'9" x 9'11" + door recess (3.58m x 3.02m + door recess)

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







### Bedroom 3

16'4" x 8'3" (4.98m x 2.51m)

Two radiators. Covings. UPVC double glazed windows to front and rear aspects.

### Bedroom 4

9'8" x 7'5" max (2.95m x 2.26m max)

Radiator. Over stairs bulkhead. Covings. UPVC double glazed window to front aspect.

### Bathroom

7'7" x 6'11" max (2.31m x 2.11m max)

White suite comprising panelled bath with tiled surround and an electric shower unit above. Pedestal wash basin with splashback. WC. Radiator. Built-in cupboard and hot water cylinder with immersion heater. . Covings. UPVC double glazed window to rear.

### Outside

Shingled front garden with established shrubs. A driveway provides off-road parking for two vehicle side-by-side. A gate and pathway to the side of the property leads to the rear garden which is enclosed with an artificial lawn and a paved patio and pathways. Timber and felt roof garden shed. Outside cold water tap to rear of property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating: D (64); potential rating: C (79)

### Location

Belton is situated 3 miles West of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* First and Middle schools for age groups 4 - 12 years \* 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.

### Agent's Notes

A new conservatory roof was fitted in 2023 with a 10 year guarantee. A fee of £50 will be required to transfer the guarantee to a new owner.

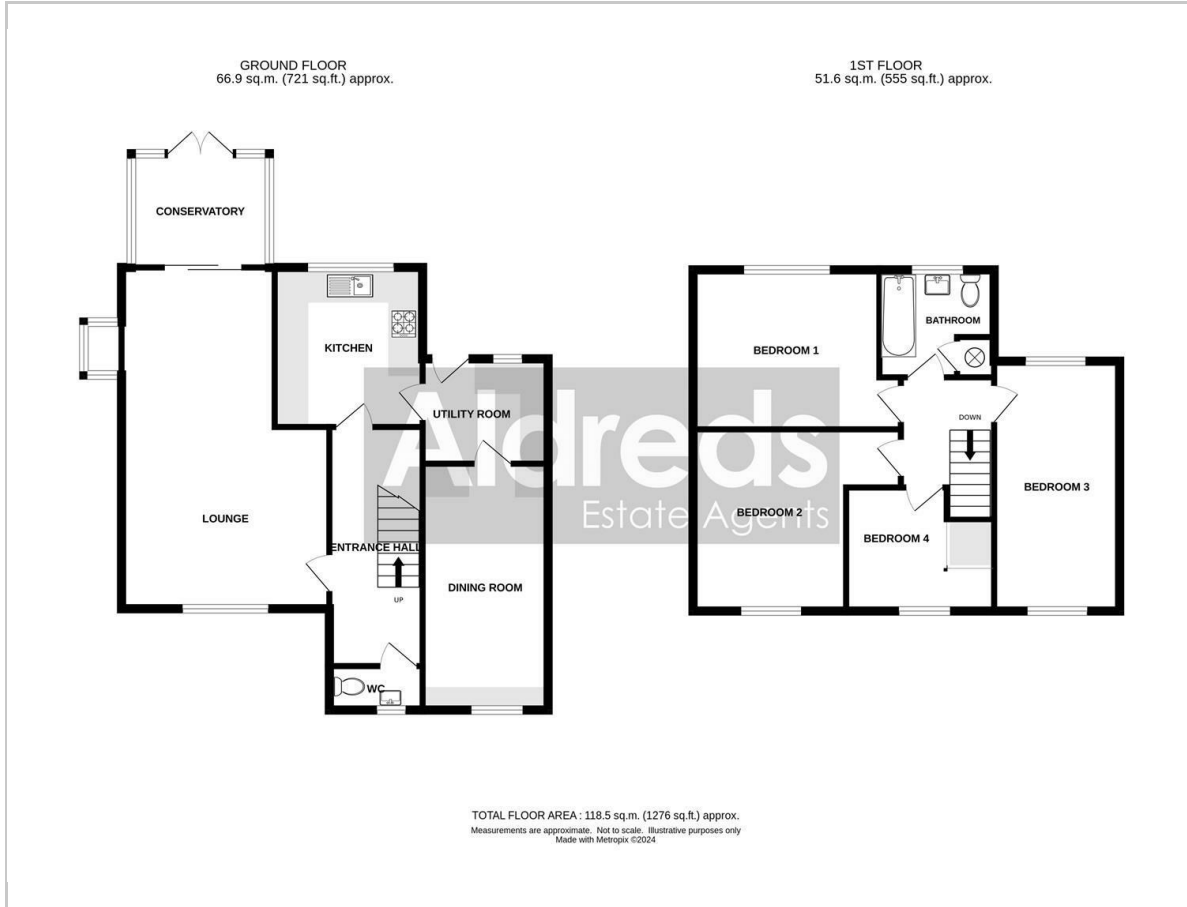
The neighbouring property has planning permission for a two storey extension.

The fitted wardrobes in Bedroom 2 and all fitted blinds in the property are included in the sale.

Ref: G18050/05/24



## 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.

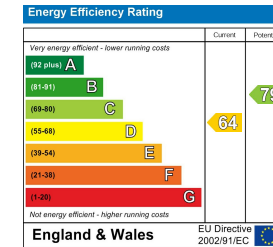
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## Area Map



## Energy Efficiency Graph



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