



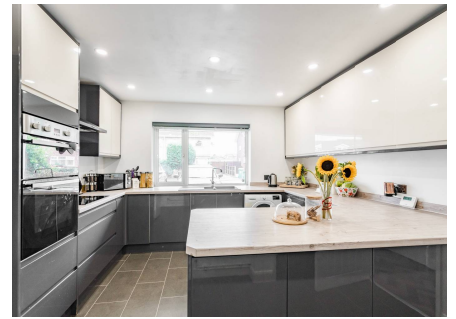
23 Bramble Gardens, Belton

£325,000 Freehold

Located in a desirable area of Belton close to local amenities, this modern detached four-bedroom house offers versatile living spaces and contemporary design throughout. The ground floor features a welcoming and stylish kitchen, while the spacious lounge and dining area provide plenty of natural light with direct access to the garden. With the addition of a fourth bedroom on the ground floor, this home offers flexibility for family living. Outside, the property boasts a south-facing garden, and ample off-road parking making it ideal for both comfort and convenience.

Location

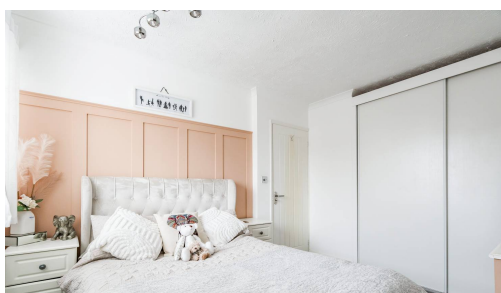
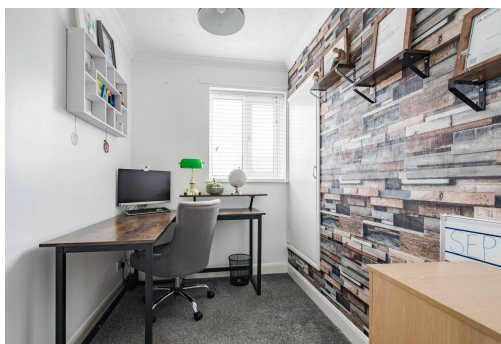
Bramble Gardens is located in the desirable village of Belton, offering a peaceful yet convenient lifestyle. The village provides easy access to local amenities, including a primary school, medical centre, and a range of shops and pubs. The nearby market town of Great Yarmouth is just a short drive away, offering a wider selection of supermarkets, leisure facilities, and the popular seafront. Belton is well-connected with regular bus services and easy road access to the A143, making commuting to Norwich and other surrounding areas straightforward. The village is also close to scenic countryside walks and nature reserves, ideal for those who enjoy outdoor activities.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - C



Bramble Gardens, Belton

This property offers a modern and stylish ground floor, starting with a welcoming porch leading into the property. The kitchen features sleek, contemporary grey cabinets that provide ample storage space. A kitchen island offers additional workspace and serves as a versatile spot for casual dining or meal preparation. The integrated appliances, including a built-in oven, blend seamlessly with the cabinetry, creating a streamlined and clutter-free environment. The newly built utility room, adjacent to both the kitchen and garage, provides a practical space with built-in cabinets.

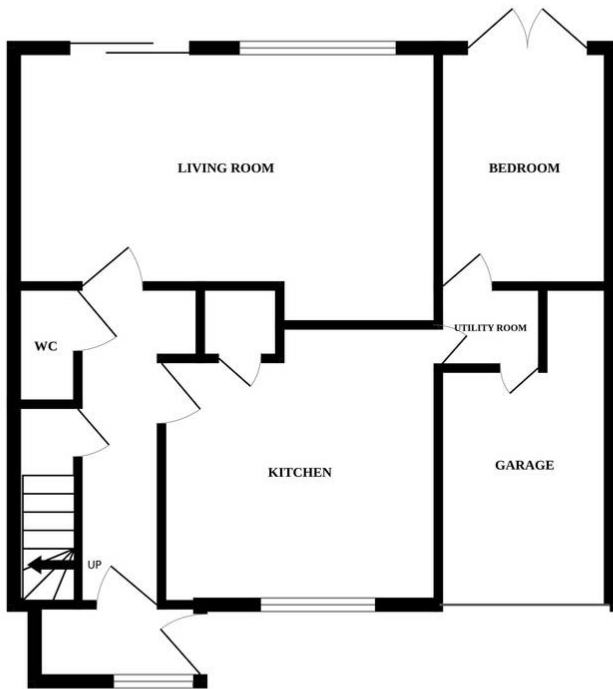
The spacious lounge and dining room are divided by a change in flooring, with carpet in the lounge area and laminated floors in the dining area. Sliding doors fill the space with natural light and open out to the garden. The ground floor also benefits from a newly added fourth bedroom with double doors leading to the rear garden, perfect for versatile use. A ground-floor WC adds further convenience.

Upstairs, there are three well-proportioned bedrooms, along with a newly built office room that offers versatility as a study, extra storage space or another bedroom. The main bedroom includes built-in wardrobes with sleek sliding doors. The family bathroom features a bathtub with an overhead shower, complemented by a built-in heater.

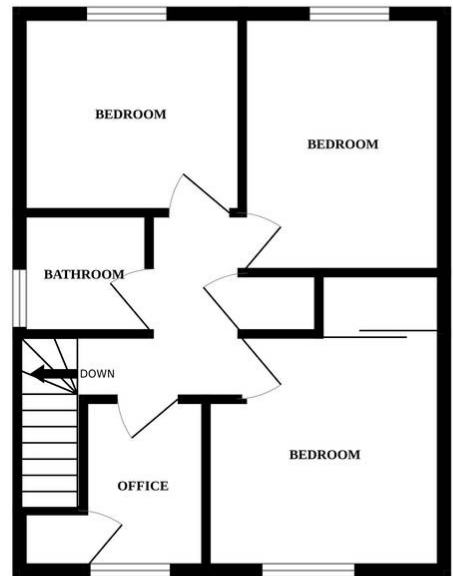
Outside, the south-facing rear enclosed garden offers privacy and a lovely green lawn, along with a patio area perfect for outdoor furniture. A garden shed provides extra storage. To the front, ample off-road parking on the spacious driveway and a garage ensure convenience for multiple vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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