



11 The Naze, Belton  
£230,000



# 11 The Naze

## Belton, Great Yarmouth

Set on a generous size corner plot in the village of Belton, lies this detached bungalow that requires refurbishment. Presenting itself as a perfect opportunity for investors or someone that requires a renovation project. Highlighting a spacious sitting room, a kitchen, a light-filled conservatory, three bedrooms, an en-suite and a family bathroom. Externally, you will find well-kept gardens, a driveway and a garage for storage options. Unlock its full potential by making this property a home.

### Location

Belton, located in the NR31 postal district of Norfolk, is a charming village nestled near the Norfolk Broads, a network of rivers and lakes in the east of the county. It's a short distance from the coastal town of Great Yarmouth, making it a quiet yet accessible retreat for those who enjoy the countryside and the coast. The village offers a mix of modern amenities and traditional village life, with local pubs, shops, and community spaces. Belton is surrounded by scenic landscapes, with plenty of opportunities for outdoor activities such as walking, cycling, and birdwatching. The area is rich in history, with several nearby historical sites and buildings, offering a glimpse into the region's past. Belton's proximity to the Broads and the coast makes it an ideal location for exploring the natural beauty of Norfolk while enjoying the tranquillity of village life.







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Welcome inside, where you are greeted by a bright and airy porch with a large storage cupboard, leading into the hallway. Immediately capturing your attention is the spacious sitting room, inviting relaxation and entertaining. The kitchen is complete with an array of wall and base units, essential appliances, and ample storage options. For those looking to expand their living space, a charming conservatory provides a versatile area that can be used for dining, lounging, or as a bright and airy workspace, allowing you to enjoy the outdoors within the comfort of your own home.

The property features three bedrooms, each thoughtfully designed to offer relaxation and privacy. The principle bedroom flaunts a private en-suite, adding a convenient touch to your everyday routine. A family bathroom serves the remaining bedrooms, ensuring that residents have ample space for their daily routines. Sitting on a generous size corner plot, this property benefits from well-kept front, side and rear gardens that are laid to lawn. The rear garden is private and secure, suitable for gardening, summer bbqs or simply relaxing in the afternoon sunshine. Convenience is key at this property, with off-road parking and a garage offering practical storage options for vehicles and outdoor equipment.







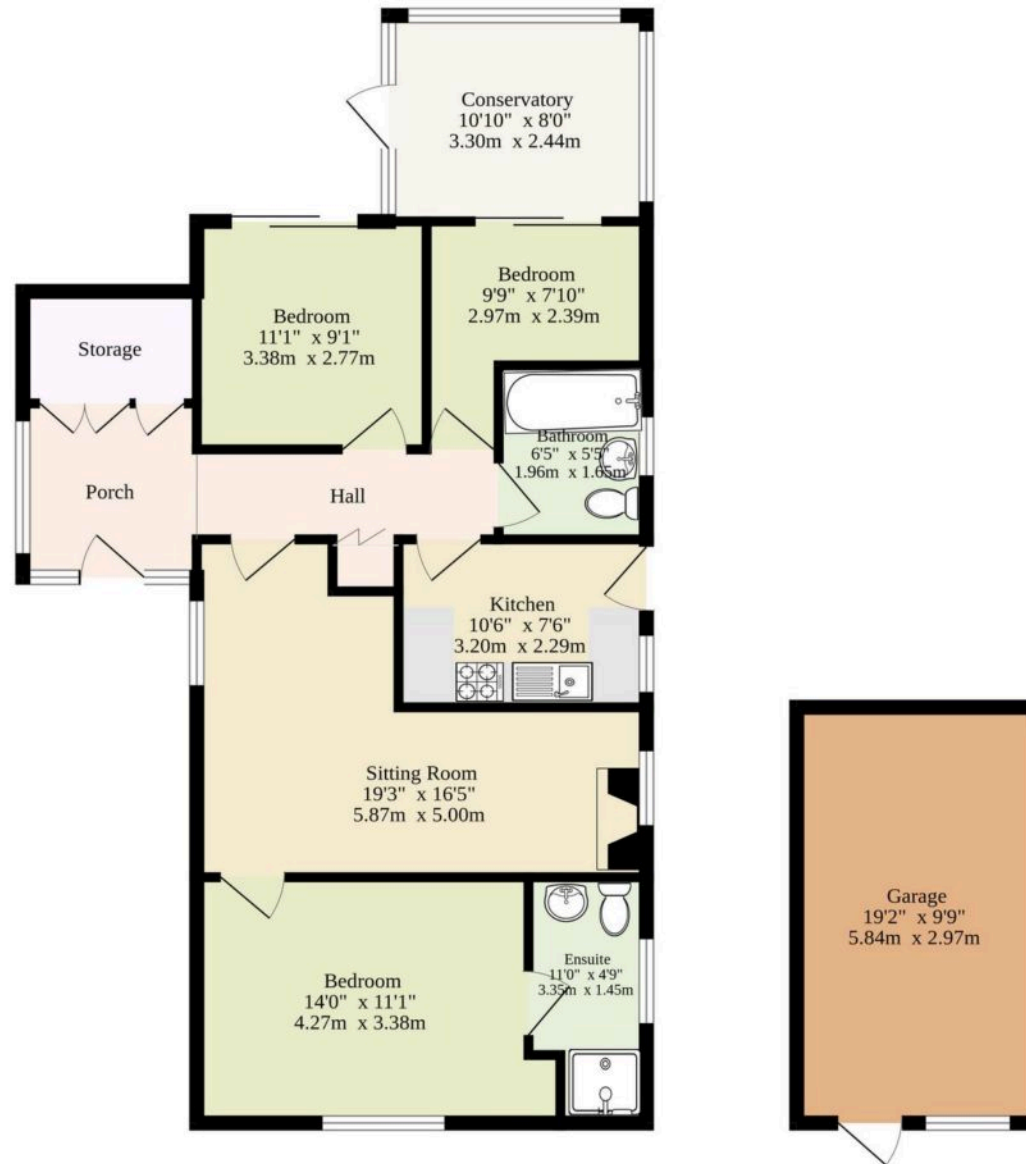
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- Chain free
- Detached bungalow situated on a large corner plot in the village of Belton
- Requires refurbishment, creating the perfect renovation project or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen equipped with wall and base units, appliances and storage
- Conservatory that extends the reception space, filled with an abundance of natural light
- Three bedrooms, a private en-suite and family bathroom
- Well-kept gardens to the front, side and rear of the property
- Off-road parking and a garage for storage options
- Close to local shops, bus routes, healthcare facilities and schools



**Ground Floor**  
1191 sq.ft. (110.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

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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