

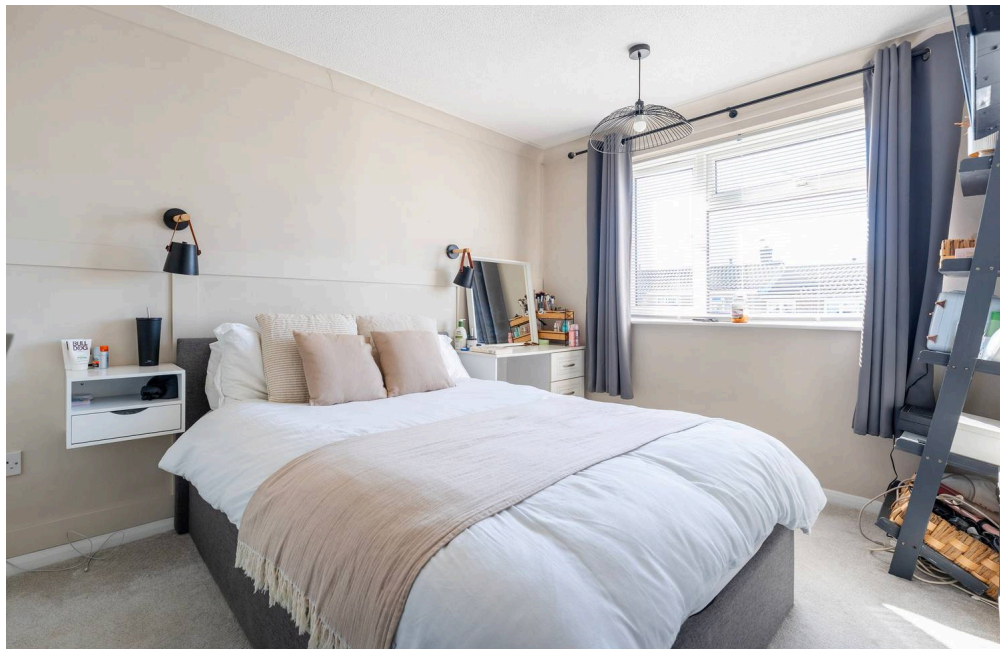
22 Fern Gardens, Belton - NR31 9QY

£200,000 Freehold

Located in a quiet cul-de-sac, this well-maintained three-bedroom end-of-terrace house offers a perfect family home with no onward chain. The property features a private enclosed rear garden with a storage shed, a modern family bathroom, and an open-plan lounge and dining area. The contemporary kitchen is fitted with sleek white cupboards and wood-effect countertops. Off-road parking is provided with one allocated space on a shared driveway and additional on-street parking. With its close proximity to local amenities, shops, schools, and transport links, this home offers both comfort and convenience.

Location

Fern Gardens in Belton is a peaceful and well-connected location, ideal for those looking for a comfortable living environment. Local amenities, including shops, schools, and public transport links, are within easy reach. The area is surrounded by green spaces, offering a calm atmosphere while still providing quick access to the nearby town of Great Yarmouth. With a strong sense of community and a range of recreational options, it's a great place for families and individuals seeking both convenience and a relaxed setting.

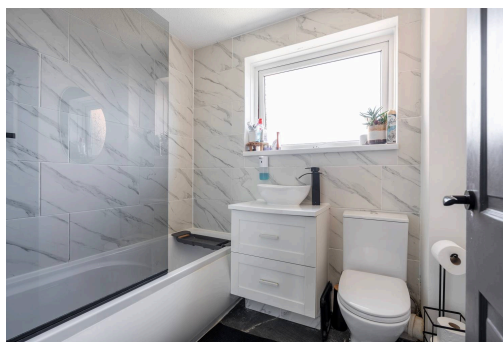


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central heating

Council Tax Band- A



Fern Gardens, Belton

Step through the inviting porch and into the spacious and bright open-plan lounge and dining area, where natural light fills the room, creating a warm and welcoming atmosphere. French doors open to the private rear garden, offering easy access to the outdoor space.

The contemporary fitted kitchen awaits, complete with sleek white cupboards, wood effect countertops, tiled flooring, and plumbing for a washing machine, offering both functionality and style. Hosting family meals or entertaining guests is effortless in this thoughtfully designed space.

Ascend the stairs to the first floor, where a landing with an airing cupboard leads to three bedrooms, including a generously sized master bedroom that easily accommodates a double bed.

The modern family bathroom exudes sophistication, featuring a panelled bath with a shower over, complemented by full marble-effect tiling.

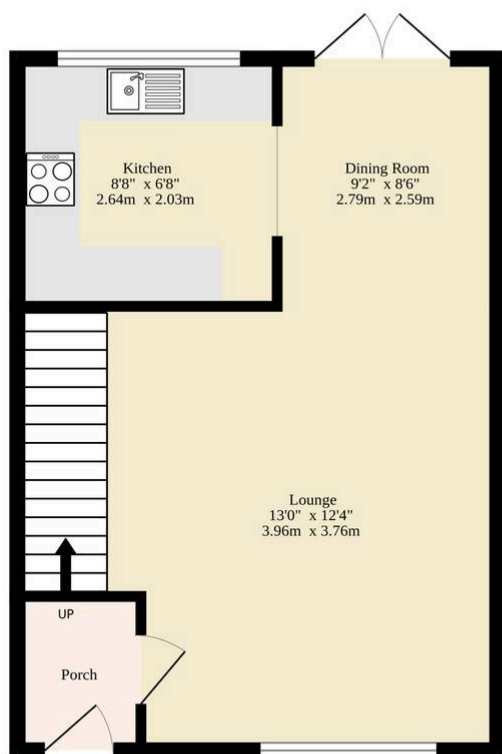
Additionally, the property benefits from double glazing throughout

Outside, the private enclosed rear garden provides a peaceful space with a paved seating area perfect for relaxing outdoors. A convenient storage shed offers space for gardening tools or outdoor equipment.

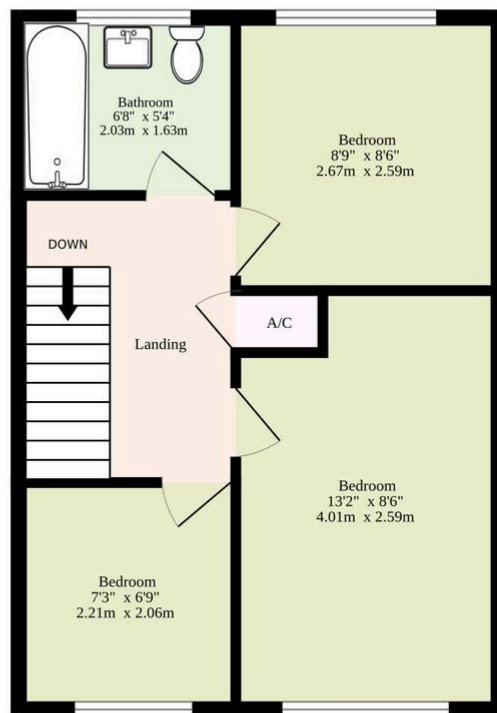
The property further benefits from off-road parking, with one allocated parking space on a shared driveway and additional street parking for guests.



Ground Floor
338 sq.ft. (31.4 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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