

## 37 Selwyn Drive, Belton - NR31 9LP

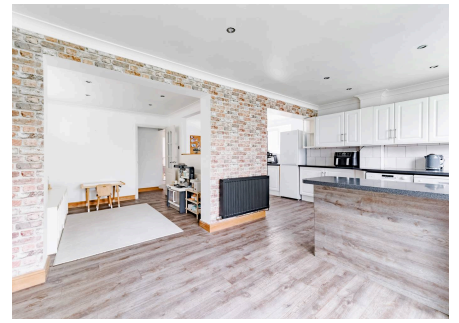
£350,000-£360,000 Freehold

Welcome to this well-presented four-bedroom detached house, located in a quiet cul-de-sac with no walkthrough access, offering a peaceful and private setting. The property features a spacious and well-equipped open-plan kitchen, dining, and living area with ample storage and worktop space. It also includes a modern family bathroom, a convenient downstairs WC, and chimney breasts removed throughout, creating more usable space. The enclosed rear garden is not overlooked and includes a paved patio area, perfect for outdoor relaxation. The front of the property offers off-road parking, a garage, and an electric vehicle charging point. Fibre optic internet is available, and the property benefits from good transport links to Great Yarmouth and Norwich, along with easy access to local amenities such as shops and schools.



## Location

Selwyn Drive is set in a quiet residential area in Belton, a popular village that offers a real sense of community. The location provides easy access to everyday amenities, including shops, schools, and a local GP surgery, while being just a short drive from the Norfolk coastline and the seaside town of Gorleston. There are also good transport links to Great Yarmouth and Norwich, making it convenient for commuters. The area is ideal for anyone looking for a peaceful setting without being too far from town life and coastal attractions. Families and dog walkers will appreciate the nearby green spaces and countryside walks, while those who enjoy village life will find a friendly and welcoming atmosphere.

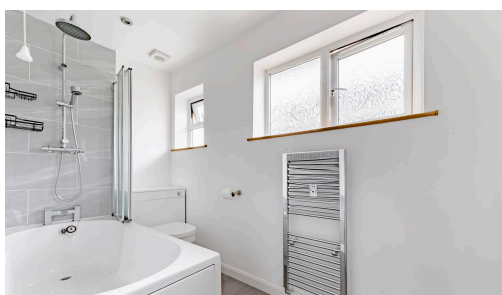
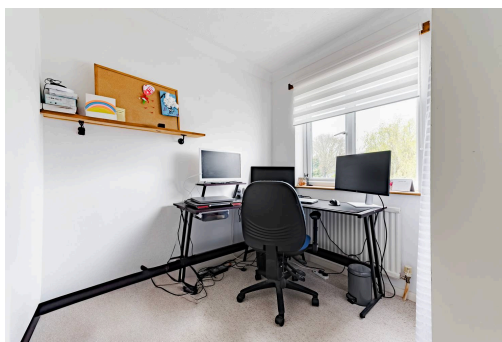


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C





## Selwyn Drive, Belton

As you step into the spacious entrance hall, you are greeted by cleverly designed understairs storage and a conveniently located WC, showcasing the practicality that defines this home.

The bay-fronted lounge is bright and airy, boasting a welcoming fireplace, creating a cosy atmosphere perfect for relaxing or entertaining

Moving through to the open-plan kitchen, dining, and living area, this versatile and generously sized space offers built-in cupboards, ample counter space, a modern kitchen design, plumbing for a washing machine, and space for dining. The area transitions seamlessly into a separate living space. Wood-effect flooring flows throughout, and French doors lead out to the enclosed rear garden, flooding the space with natural light.

Ascending to the first floor, the landing provides convenient loft access, with the loft being boarded and featuring shelving for additional storage. The property offers four bedrooms, two of which are doubles. The master bedroom benefits from a built-in wardrobe with sliding doors, maximising storage space. The remaining bedrooms are well-proportioned and versatile, ideal for use as children's rooms, a guest room, or home office.

The family bathroom has been tastefully renovated, featuring a panelled bath with a shower over, stylish tile surround, shower attachment, and an under-sink vanity cupboard for added storage.

Additionally, the property benefits from double glazing throughout, Fibre Optic Internet, convenient power outlets installed throughout, and a relatively new boiler.

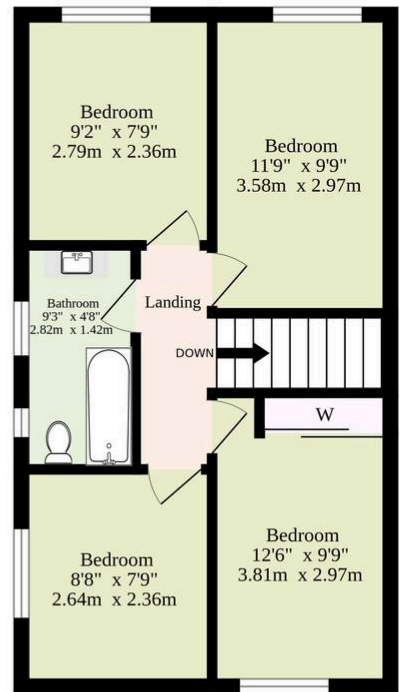
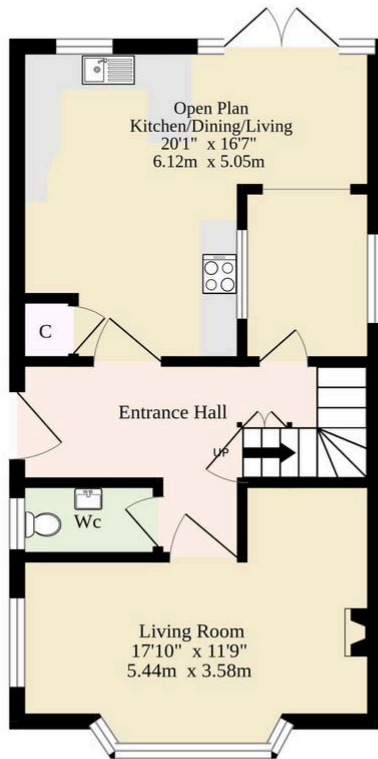
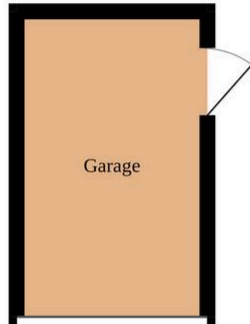
Outside, the enclosed rear garden offers a peaceful setting, with a raised paved patio area perfect for outdoor dining and entertaining. The garden is laid to lawn, providing a simple, low-maintenance space for relaxation or outdoor activities.

To the front of the property, a driveway provides off-road parking alongside a garage, with an electric vehicle charging point installed directly on the driveway, offering both convenience and practicality.



Ground Floor  
539 sq.ft. (50.1 sq.m.) approx.

1st Floor  
425 sq.ft. (39.5 sq.m.) approx.



Sqft Excludes Garage, Entrance Hall, Wc And Landing

TOTAL FLOOR AREA : 1173sq.ft. (109.0 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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