



57 Amhurst Gardens, Belton

In Excess of £425,000

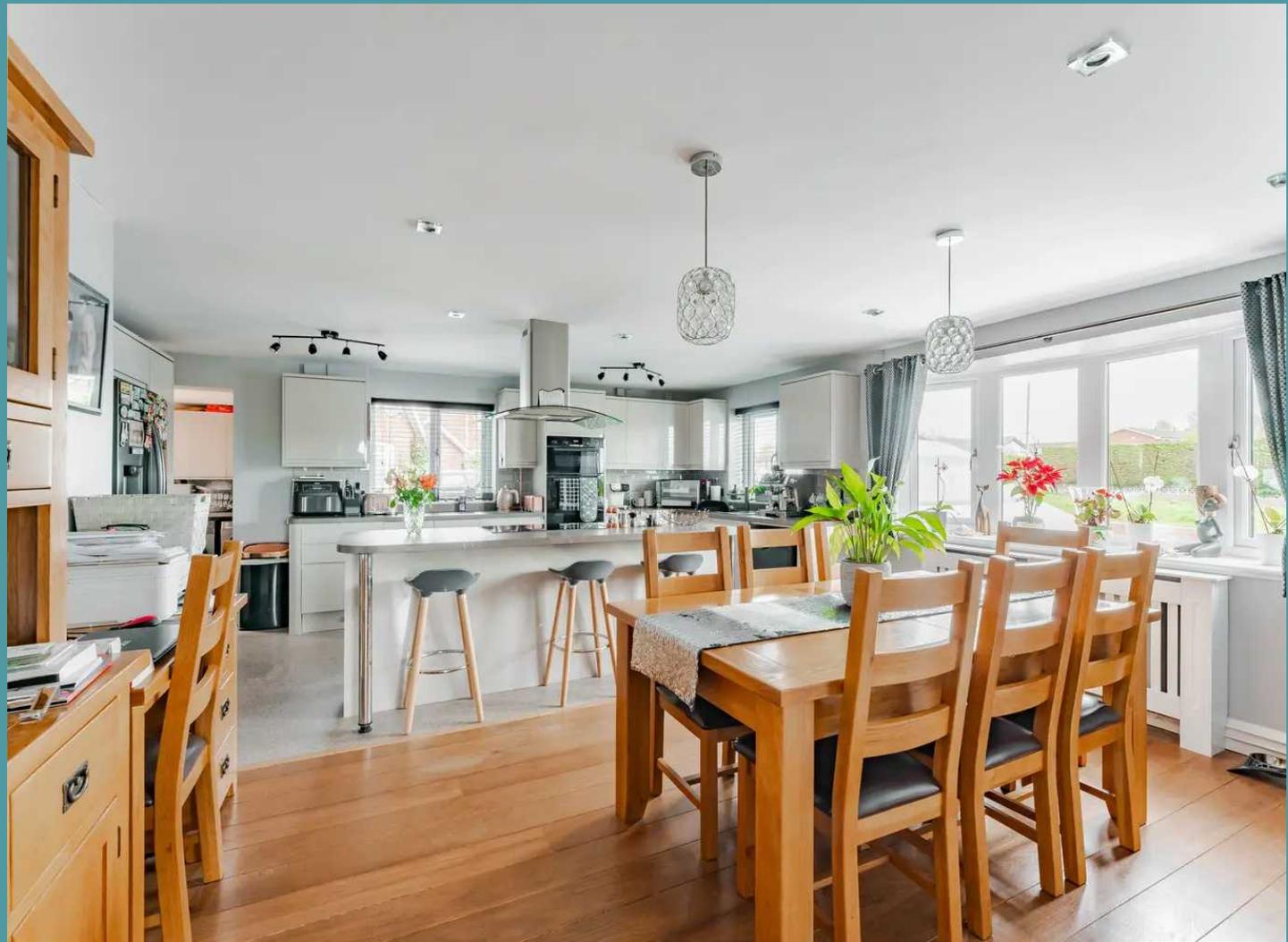
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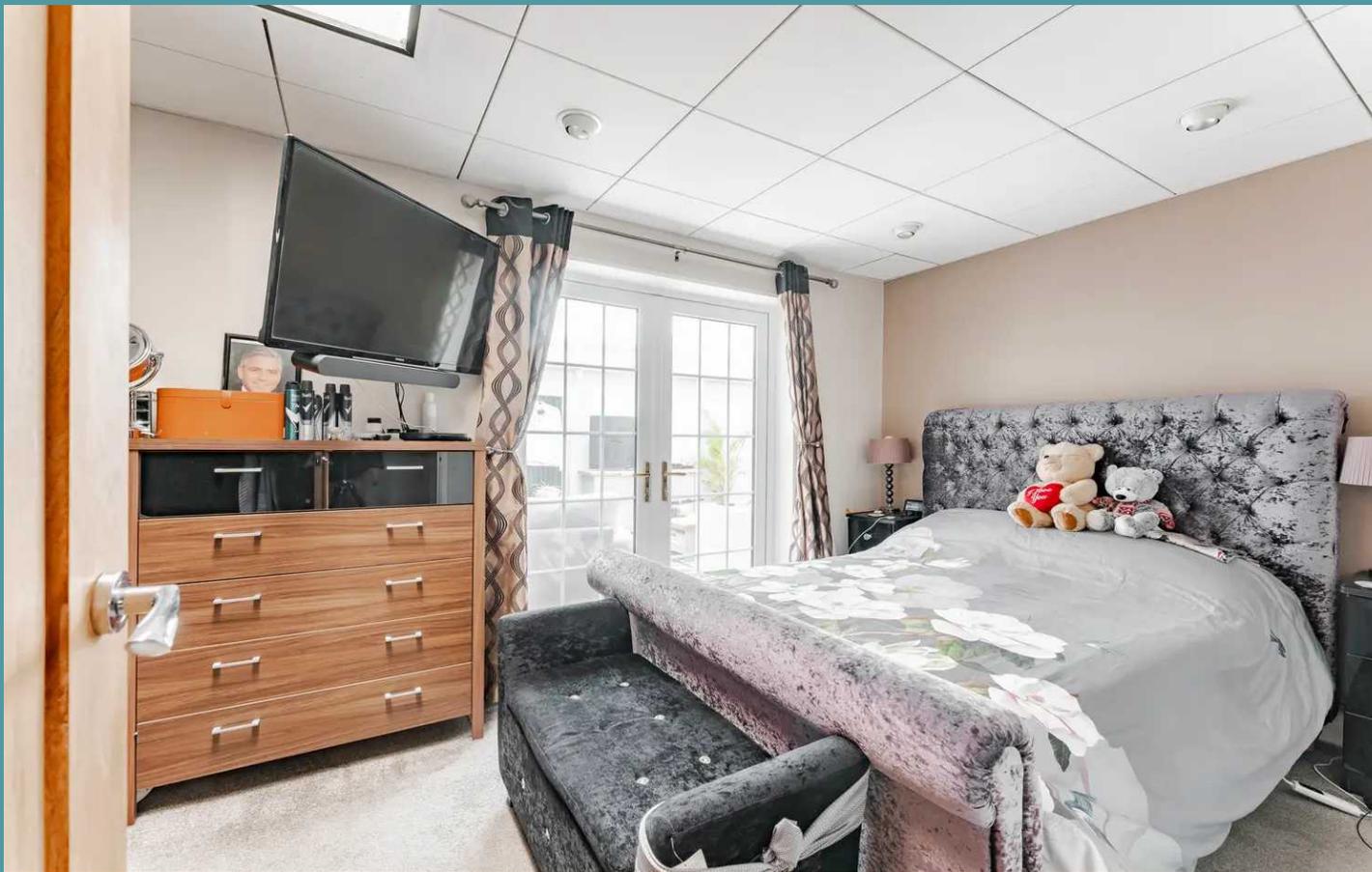
Belton, Great Yarmouth

Presented to a beautiful standard throughout, this detached residence exemplifies the epitome of modern family living. Sitting in the quaint village of Belton, in close proximity to all local amenities and natural surroundings. Whether enjoying quality time in the open plan kitchen, relaxing in the conservatory, hosting occasions in the at home bar, or unwinding in the hot-tub and sauna area, this home is perfectly tailored to meet the needs of a growing family.

LOCATION

Belton is a small village situated three miles west of Gorleston, hosting a range of local shops, schools and other amenities for convenience alongside a historic Roman site, the beautiful River Waveney and nearby is the popular nature park of Fritton Lake. There are regular transport links into the towns of Gorleston (3 miles) and Great Yarmouth (5 miles) which both offer a wider range of leisure and amenities.





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Upon arrival to this stunning detached residence is a delightful first impression. The brick-weave driveway provides off-road parking for all family members and visitors, whilst the garage offers additional parking or extra storage space.

Upon entering the residence, a sense of warmth and sophistication envelops you, as the sitting room creates a welcoming focal point. This is where you can showcase your most comfortable furniture and decorative items, to unwind and relax. Connecting to the beautiful conservatory, suitable for your additional seating arrangements, with large bi-fold doors that creates a harmonious connection with the outdoors.

At the heart of the home lies an open-plan kitchen/dining room, its sleek design and seamless flow of this layout caters to both daily living and entertaining with ease. It is well-equipped with fitted units and integrated appliances to enhance your cooking experience. Transitioning over to the dining set-up, encouraging gatherings with loved ones. With the functional additional of a utility room, for your extra storage space and laundry essentials.





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The accommodation comprises of three bedrooms, each designed to offer relaxation and privacy. The bathroom serves as a luxurious retreat, featuring modern fixtures and fittings that exude a sense of tranquility.

An added bonus to this property is the converted garage, offering versatility to suit individual needs. Whether utilised as a home office, additional living space, or a home bar for hosting occasions, the possibilities are endless. For those seeking relaxation and rejuvenation, the dedicated hot-tub and sauna area provide the perfect sanctuary to unwind after a long day.

Leading out the bi-fold doors onto the large decked terrace, where the garden is equally appealing. This entertaining terrace is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. Following down to the laid to lawn garden, where flower beds surround the boundaries. There are several areas for children's play equipment or a pergola, catering to the needs of all family members. Overall, this enjoyable space is privately enclosed so you can unwind in seclusion.





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In conclusion, this charming detached residence is as practical as it is stylish, effortlessly blending modern living with traditional charm. Boasting a comfortable and contemporary feel throughout, this property is a testament to refined taste and meticulous attention to detail. Do not miss the opportunity to make this impeccably maintained property your own.

AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

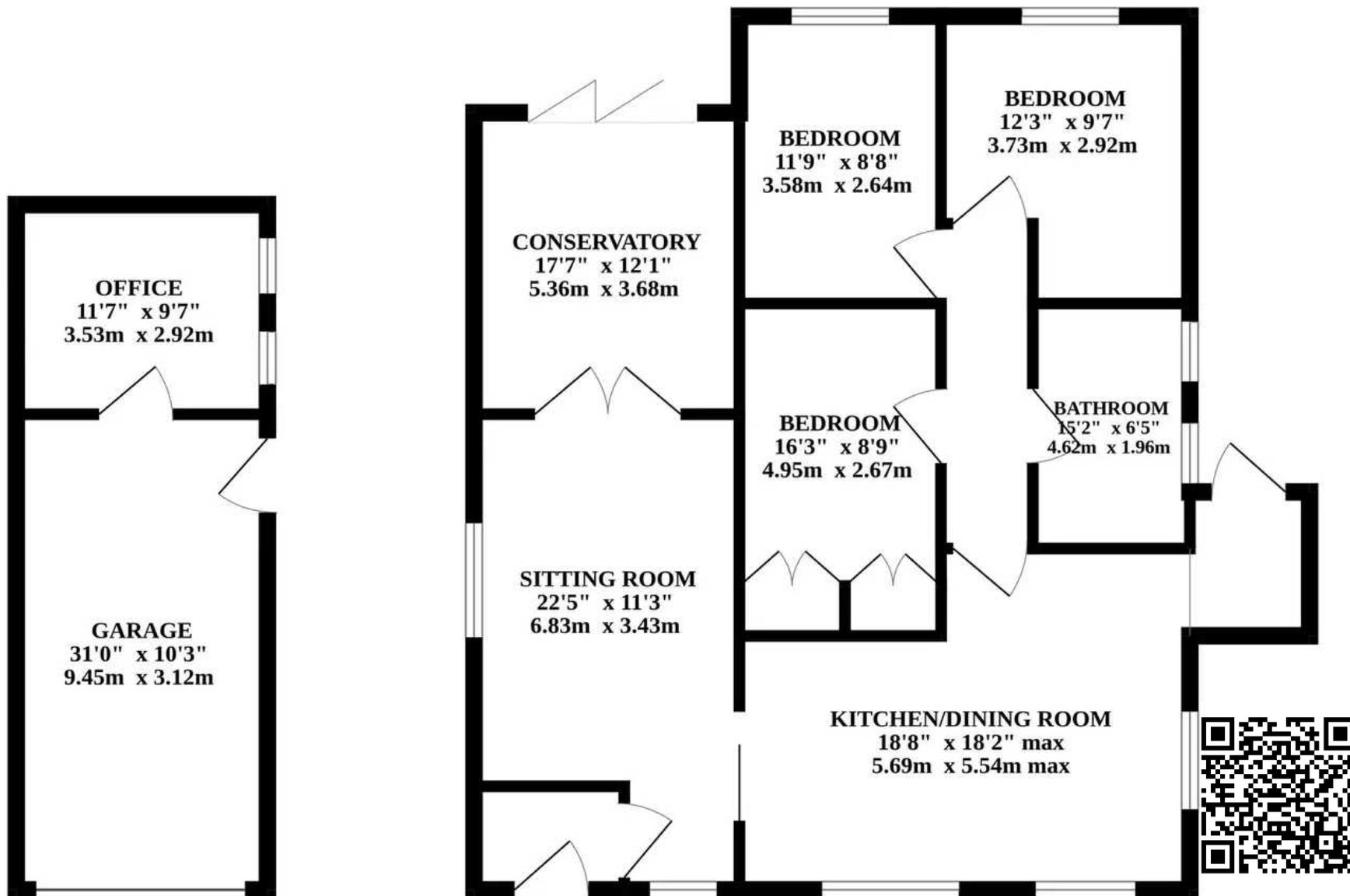
Heating system - Gas Central Heating

Council Tax Band: C

- CHARMING DETACHED RESIDENCE
- PERFECTLY SUITED TO THE BUSY FAMILY LIFESTYLE
- BEAUTIFULLY PRESENTED THROUGHOUT
- COMFORTABLE AND CONTEMPORARY FEEL
- OPEN PLAN KITCHEN/DINING ROOM
- SITTING ROOM & CONSERVATORY WITH LARGE BI-FOLD DOORS
- THREE BEDROOMS & IMMACULATE BATHROOM
- CONVERTED GARAGE & HOT-TUB/SAUNA AREA
- WELL-MAINTAINED GARDEN, FULLY ENCLOSED
- BRICK-WEAVE DRIVEWAY & GARAGE



GROUND 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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