



41 Rosedale Gardens, Belton  
£270,000

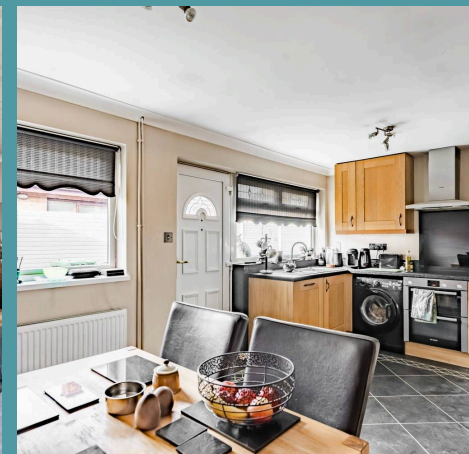
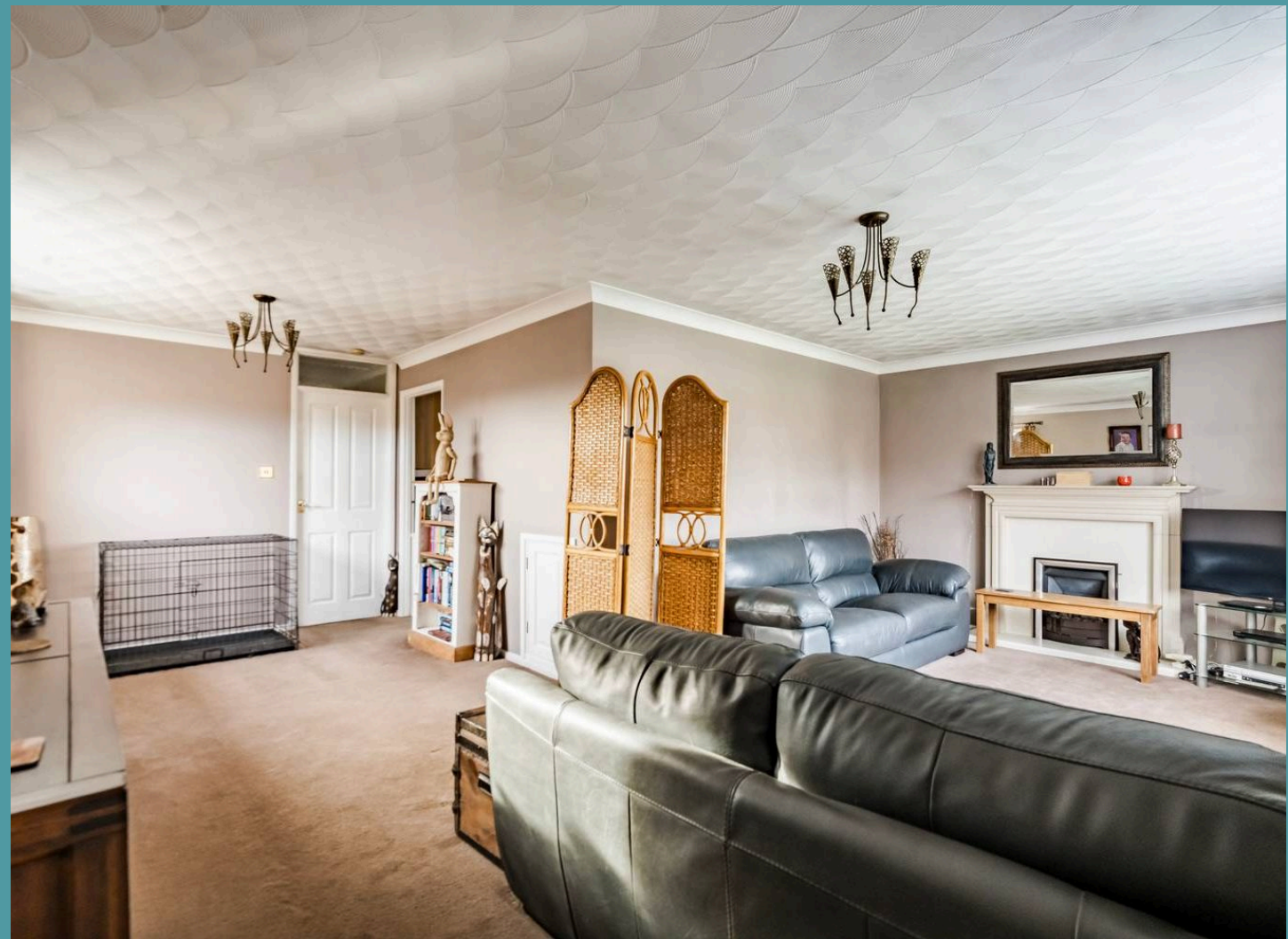
# 41 Rosedale Gardens

Belton, Great Yarmouth

Designed to cater to the needs of those looking to downsize without sacrificing on quality, this detached bungalow highlights flexible and spacious accommodation. With an open-plan reception room, a kitchen/breakfast room, a light-filled conservatory and four bedrooms. Benefiting from a non-overlooked south-facing garden that wraps around the property, with a driveway and garage. Enjoy a lifestyle of comfort and ease in the beautiful village of Belton.

## Location

Belton is a village located in the east of England, near Great Yarmouth in Norfolk. Situated about four miles south of Great Yarmouth, it offers a rural setting while remaining close to the town's amenities and coastline. Belton is known for its peaceful atmosphere, with a mix of residential housing, green spaces, and farmland surrounding it. The village provides easy access to the wider Norfolk area, making it a popular choice for those seeking a quieter lifestyle but with convenient proximity to the attractions and services of Great Yarmouth. The area is well-connected by road, and the nearby seaside offers recreational opportunities.





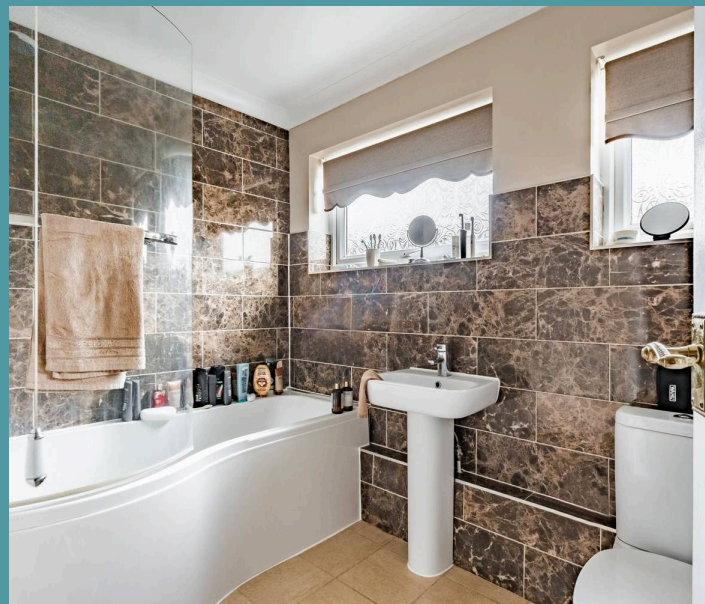
## 41 Rosedale Gardens

Belton, Great Yarmouth

Upon entering this home, you are welcomed into a spacious and bright open-plan sitting/dining room, thoughtfully designed to provide a versatile space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. The presence of a light-filled conservatory creates a versatile space, allowing you to enjoy the outdoors within the comfort of your own home.

The bungalow features four bedrooms, each thoughtfully designed to offer relaxation and privacy. The bedrooms has the versatility to be a home office, dressing room or guest room, depending on your own requirements. A well-appointed family bathroom caters to the needs of the household, offering both comfort and convenience for daily routines.

Step outside and discover the non-overlooked south-facing garden that wraps around the property, offering a private space for outdoor activities and relaxation. Perfect for hosting summer gatherings, al fresco dining, or simply relaxing in the afternoon sunshine. A wooden shed is ideal for storing your garden equipment and tools. A driveway provides off-road parking for multiple vehicles, alongside a garage for additional storage options.





## 41 Rosedale Gardens

Belton, Great Yarmouth

### Agents Notes

We understand that this property is freehold.

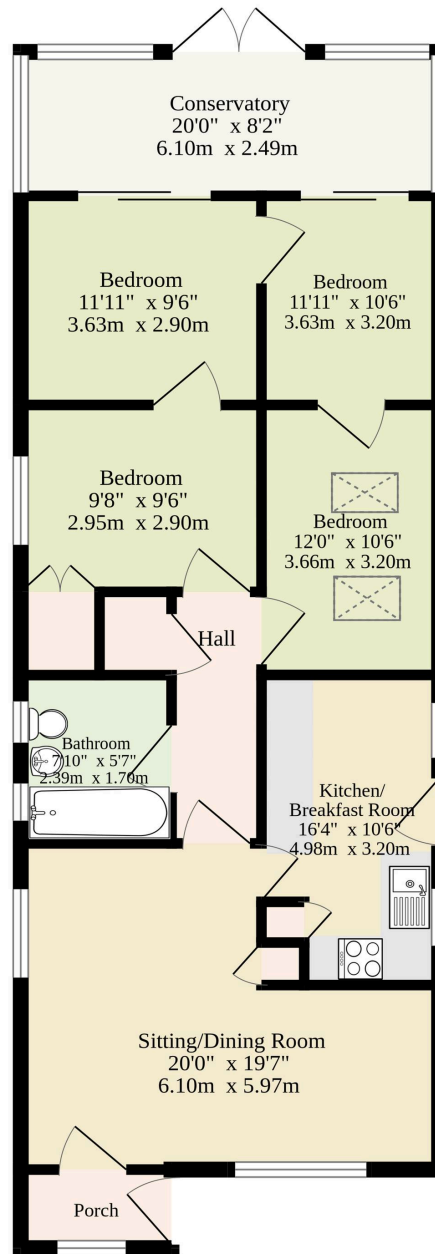
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C

- Charming detached bungalow at the end of a cul-de-sac, in the popular village of Belton
- Perfect for someone looking to downsize without compromising on comfort and style
- Open-plan sitting/dining room for relaxation and entertaining
- Kitchen/breakfast room to be able to cook your favourite meals
- Light-filled conservatory offering views of the exterior
- Four bedrooms and a family bathroom
- Non-overlooked south-facing garden that wraps around the property
- Driveway providing off-road parking and a garage for storage options
- Close proximity to local shops, healthcare facilities and bus routes, with an easy commute to Gorleston

Ground Floor  
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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