



ALISTAIR HARPER POWERED BY **exp**™ UK

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## 30 Belfry Close

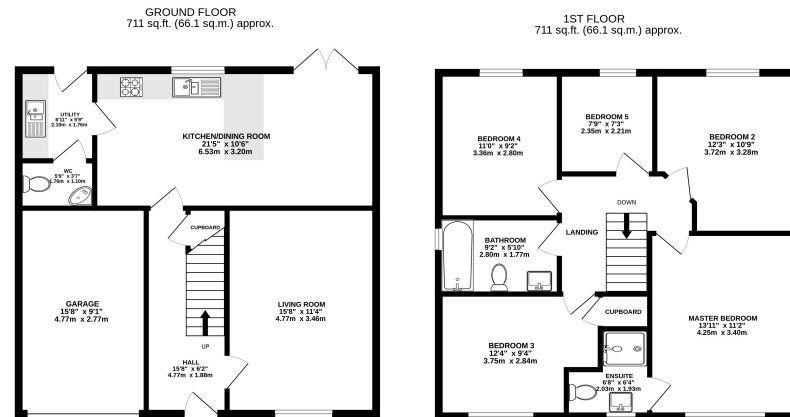
Offers Over £275,000

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- Please Quote Ref: AH0284 For All Enquiries
- Five Spacious Bedrooms
- Large Reception Space With Generous Kitchen/Diner
- Single Garage & Driveway
- Quiet Cul-De-Sac Location
- Double-Fronted Detached Family Home
- Family Bathroom & En-Suite Shower Room
- Utility Room & Downstairs WC
- Presented Beautifully Throughout
- This Is A Home Not A House

It's not very often that you come across a house where you'd probably change absolutely nothing. The choice of paint colour. The variety of wallpaper used in the feature walls. We just feel that this is one of the most attractively presented homes we've ever had the pleasure of offering to market. Fully detached, there are five well proportioned bedrooms, a family bathroom plus an en-suite shower room within the master suite that completes the first floor accommodation. The ground floor is an equally appealing space with a separate front aspect sitting room for those seeking some down time, with a generous kitchen/dining room that offers double door access to the enclosed South West facing rear garden. This impressive home further benefits from having a utility room and WC beyond the kitchen, with own driveway and garage for all your storage and parking needs. Contact Ali & Laura for full access arrangements.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assignment. This plan is for illustrative purposes only and should be used as a guide 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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12016573\_11/26 Energy performance certificate (EPC) - Flat in energy certificate - GUYEK

Energy performance certificate (EPC)		
30, Sully Close ROBEYTON NE16 5GF	Energy rating <b>C</b>	Valid until: 11 August 2026 Certificate number: 0149-7838-6030-8643-0099
Property type	Detached house	
Total floor area	125 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-obligations-under-the-energy-efficiency-related-landlord-guidance">https://www.gov.uk/guidance/landlords-obligations-under-the-energy-efficiency-related-landlord-guidance</a>		

https://find-energy-certificates.service.gov.uk/energy-certificates/12016573-11/26-4920-8643-0999/property.htm

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