



Berry Close, Belton GREAT YARMOUTH NR31 9NU

welcome to

Berry Close, Belton GREAT YARMOUTH

Where village living meets convenience. William H Brown are delighted to present to you this 2 bedroom mid-terraced property. Ready to be enjoyed by its new owners



Entrance Hall

A welcoming entrance hall, comprising off double glazed uPVC door and window to front aspect. LVT flooring, ceiling light, stairs to first floor landing, empty space understairs could be transformed into a built in cupboard to maximize storage or functional home office. Doors allow access to ground floor reception rooms

Lounge

13' 8" x 11' 5" (4.17m x 3.48m)

A spacious and bright living area, with double glazed bay fronted window, LVT flooring, radiator, ceiling light, wall sockets, and TV point

Kitchen/Diner

17' 6" x 17' 5" (5.33m x 5.31m)

An open plan, modern and well-appointed kitchen and dining room, double glazed window and uPVC French doors to rear aspect, opening into rear garden.

A range of white high gloss wall/base and drawer units and complimentary roll top granite worksurfaces over, Integrated electric oven and microwave, electric hob, and concealed extractor oven, 1.5 bowl granite sink and drainer with mixer taps, space and plumbing for undercounter washing machine, tumble dryer, and dishwasher, space for free standing fridge/freezer, inset LED spotlighting, LVT flooring, power points, partially tiled walls, TV point, radiator, feature breakfast bar with seating, coved ceiling, and built-in shelving

First Floor Accommodation Landing

Carpeted stairs, ceiling light, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

17' 7" x 11' 8" (5.36m x 3.56m)

2 x Double glazed windows to front aspect. Carpeted flooring, fan ceiling light, wall sockets, coved ceiling, radiator, loft hatch with pull down ladder, TV point, and inset alcove with storage space

Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m)

Carpeted flooring, ceiling light, wall sockets, TV point, radiator, coved ceiling and opening into..

Dressing Room

8' 1" x 6' 8" (2.46m x 2.03m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, coved ceiling, and radiator

Family Bathroom

Double glazed opaque window to rear aspect. Corner panelled bath, combination unit with W/C, and Bidet, walk in shower cubicle, with Chrome thermostatic shower attachment, wash hand basin with vanity storage unit under, fully tiled walls, Chrome heated towel radiator, checkered vinyl flooring, inset LED spotlighting, and extractor fan

Rear Garden

A generously sized rear garden, fully enclosed by a robust timber and brick post fence and brick wall boundary, providing added privacy. A brick paved patio serves an ideal spot for outdoor dining/entertaining and enjoying the surroundings. Feature corner lawned area, raised border with potted plants. The garden also benefits from a Summerhouse/shed with working electric. Outdoor lighting and cold water tap.

Front Exterior

Brick-weave driveway, provides secure off road parking for upto 2 vehicles



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Berry Close, Belton GREAT YARMOUTH

- 2 Bed Mid-Terrace Family Home
- Double Glazing & Gas Central Heating
- Perfect First Time Buy or Buy-To-Let Investment
- Open Plan Kitchen & Dining Room
- Two Well Proportioned Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108221 - 0003

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william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk