

Aldreds
Estate Agents

19 Debnam Close, Belton, NR31 9LN

£165,000

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, Belton, NR31 9LN

- Chain Free
- Modern Throughout
- Separate Garage With Parking Space
- Open Plan Lounge/Diner
- 2 Bedroom Mid-Terrace House
- Quiet Cul-De-Sac location
- Larger Than Average Rear Garden
- Private Driveway
- Conservatory To The Rear
- Transport Links And Amenities Nearby



Situated in a quiet cul-de-sac, this beautifully presented two-bedroom mid-terrace home offers modern living throughout and is ideal for first-time buyers, downsizers, or investors alike. The property features a spacious open plan lounge/diner, creating a bright and versatile living space perfect for both relaxing and entertaining, while the conservatory to the rear provides an additional reception area overlooking the larger than average rear garden.

Externally, the home benefits from a private driveway along with a separate garage and additional parking space. Conveniently located close to transport links and local amenities, this chain free property combines comfort, practicality and a sought-after location in a single attractive package.





Porch

Laminate floor, double glazed windows to front, double glazed door to front, access into lounge.

Lounge/Diner

Laminate floor, double glazed window to front, radiator, stairs to first floor, opening through to dining area, double glazed door/window to conservatory, access to kitchen.

Kitchen

Tile floor, solid wood counter tops, sink and draining board, integrated oven with 5 ring gas hob and extractor fan above, space for fridge freezer and washing machine.

Conservatory

Laminate floor, double glazed windows to rear and side, double glazed double doors to rear, polycarbonate roof, radiator.

First Floor Landing

Carpet floor, access to two bedrooms and bathroom.



Bedroom 1
Carpet floor, radiator, double glazed window to front, over stairs cupboard.

Bedroom 2
Carpet floor, double glazed window to rear, radiator, access to loft via loft hatch.

Bathroom
Laminate floor, double glazed window to rear, WC, basin, bath tub with wall mounted shower, heated towel rail.

Outside Front
Gravel driveway, concrete path to front door, access to tin garage and additional parking space up the road.

Outside Rear
Bisected (T shaped) garden, concrete patio, raised beds, timber fence boundaries, metal storage shed electricity connection, grass lawn, various plant life.

Council Tax
Great Yarmouth Borough Council - Band A

Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn left into Bracon Road, turn left into Selwyn Drive, turn right into Debnam Close.



Tenure
Freehold

Services
Mains gas, water, electric, drainage.

Location
Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

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What 3 Words
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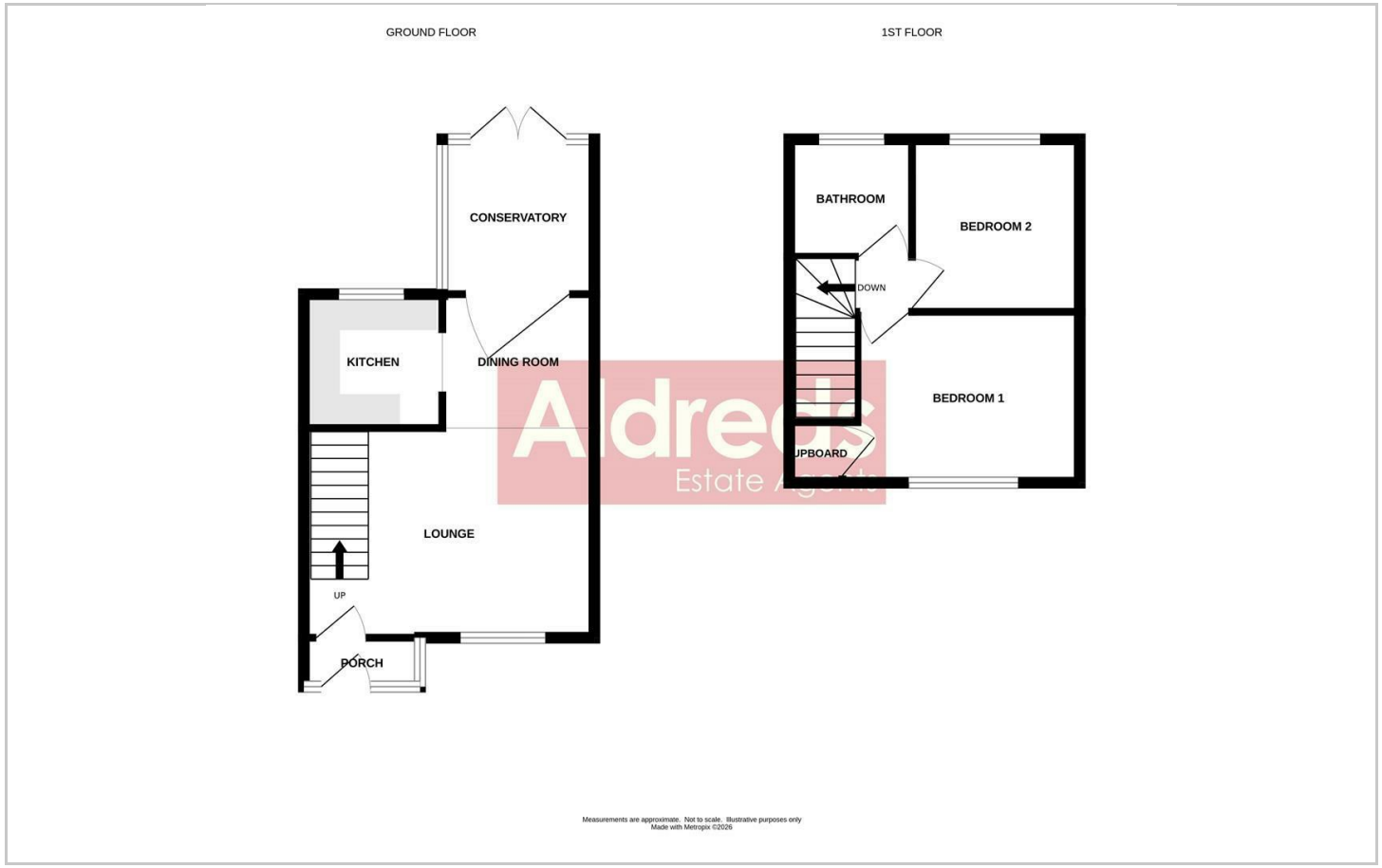
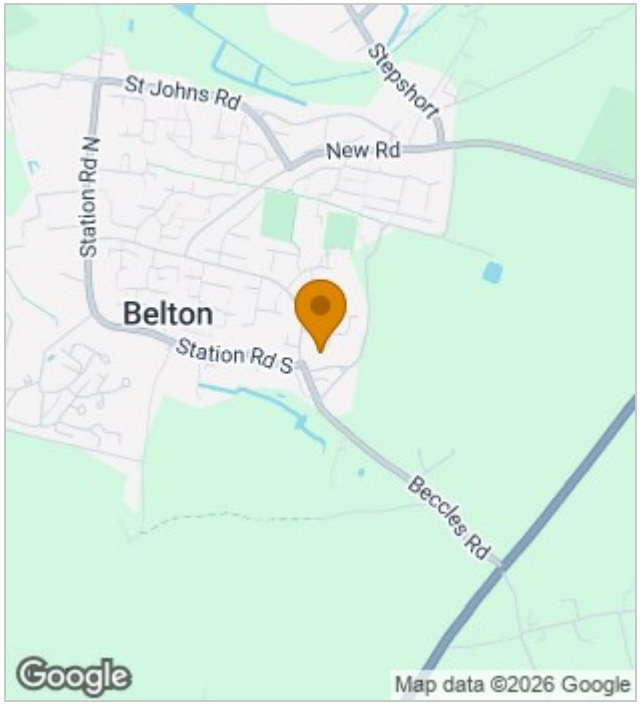
Ref
G18524/05/26

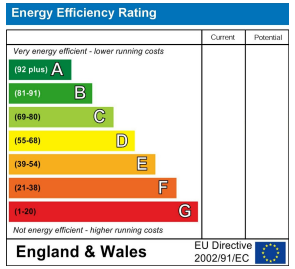
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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