

**Aldreds**  
Estate Agents



19 Debnam Close, Belton, NR31 9LN

Offers In Excess Of £170,000





# 19 Debnam Close

, Belton, NR31 9LN

- 2 Bedroom Mid-Terrace House
- Modern Throughout
- Separate Garage With Parking Space
- Open Plan Lounge/Diner
- Quiet Cul-De-Sac Location
- Chain Free
- 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.

### 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.

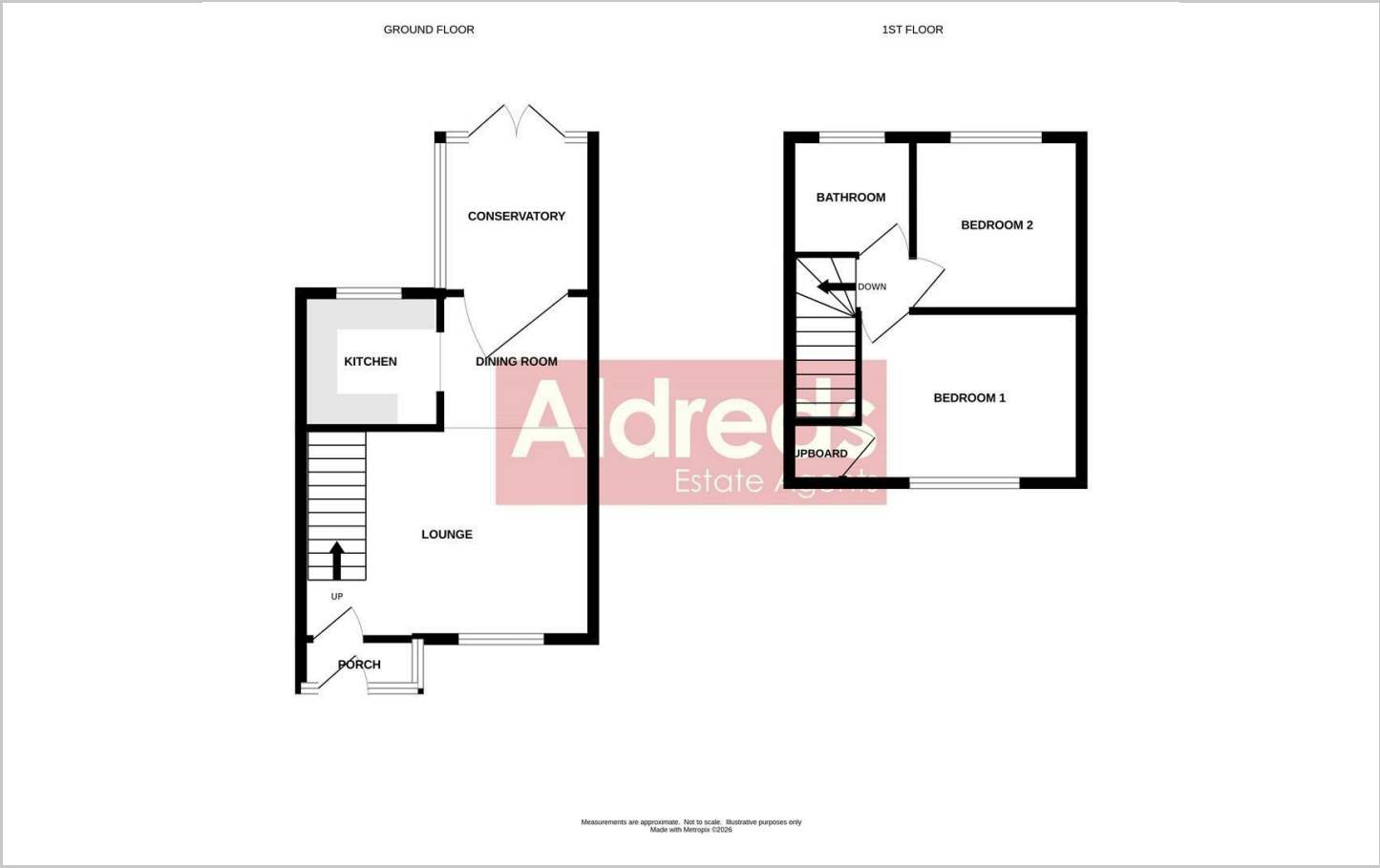
### What 3 Words

///heartburn.tulip.impact

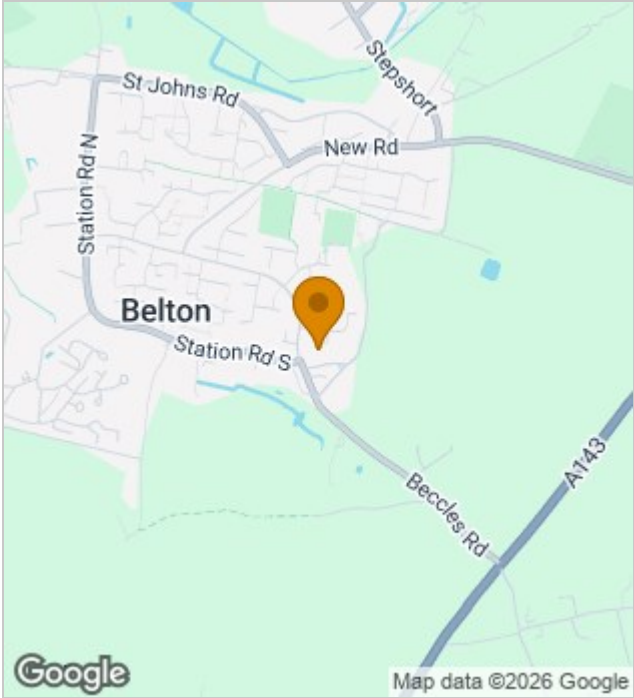
### Ref

G18524/05/26

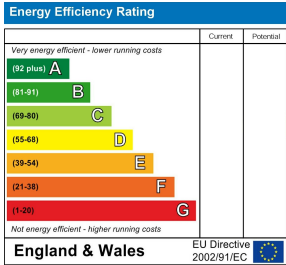
Floor Plans



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.

Disclaimer  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.