

Aldreds
Estate Agents



13 Debnam Close

Belton, NR31 9LN

£170,000



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Situated in a popular residential area of Belton, this tastefully modernised home offers well-presented accommodation, including two double bedrooms, a generous kitchen with breakfast bar and a convenient downstairs WC. The property has also been extended to the rear, providing additional living space.

Offered chain free, the property further benefits from a private, enclosed rear garden and a detached steel-built garage, with additional parking space located at the end of the road. Set within a quiet cul-de-sac, this home would make an excellent choice for first-time buyers, downsizers or those seeking a well-maintained property in a desirable village location.

Porch

Tiled floor, radiator, double glazed front door, shelving, opening through to entrance hall.

Entrance Hall

Carpet floor, radiator, stairs to first floor, access to lounge.

Lounge

11'5" x 18'4" (max) (3.5m x 5.6m (max))

Carpet floor, double glazed window to front, radiator, under stairs cupboard, opening through to kitchen/diner and utility.

Utility Room

7'5" x 4'11" (2.27m x 1.52m)

Vinyl floor, laminate counter tops, space for washing machine and tumble dryer, wall mounted cupboards, access to cloakroom

Cloakroom

Vinyl floor, WC, basin.

Kitchen/Diner

13'7" x 8'9" (4.15m x 2.69m)

Tile floor, radiator, double glazed window, and French doors to the rear, laminate counter tops including breakfast bar, space for free standing fridge/freezer and over, inset sink and draining board.

Landing

Carpet floor, access to 2 bedrooms and bathroom.

Bedroom 1

11'5" x 8'10" (3.5m x 2.7m)

Carpet floor, double glazed window to front, radiator, 2 built in cupboards above the stairs, one housing the gas boiler.





Bedroom 2

8'2" x 10'2" (2.5m x 3.1m)

Carpet floor, double glazed window to rear, radiator, loft hatch.

Bathroom

Vinyl floor, double glazed window to rear, WC, basin, bath tub with wall mounted shower and glass screen.

Outside Front

Shingle, hedgerow boundary, concrete path to front door, steel garage at the end of the road.

Outside Rear

Concrete patio seating area, grass lawn, timber fence boundaries with access gate to the side.

Council Tax

Great Yarmouth Borough Council - Band B

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

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Ref

G18637/10/26



Floor Plan



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

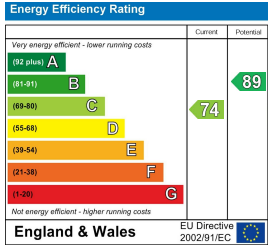
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Area Map



Energy Efficiency Graph



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