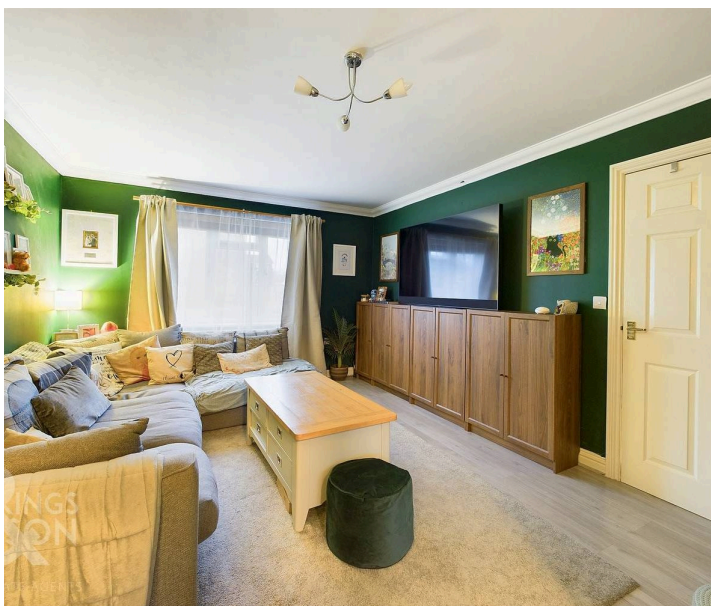




Berry Close, Belton - NR31 9NU

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HYBRID ESTATE AGENTS



Berry Close

Belton, Great Yarmouth

Pleasantly situated at the end of this QUIET CLOSE and occupying a CORNER PLOT, this DETACHED FAMILY HOME is immaculately presented and offers an array of modernised living space. With the accommodation reaching a little under 900 Sq. Ft (stms) the ground floor is occupied by a PORCH ENTRANCE leading to a utility cupboard with plumbing before opening to the right to offer a well proportioned SITTING ROOM with large floor space and uPVC DOUBLE GLAZED WINDOW allowing natural light to fill the room. The rear of the home on the ground floor opens in to an 18' KITCHEN/DINING area with INTEGRATED APPLIANCES. The first floor gives way to THREE BEDROOMS, two of which are good sized doubles with a versatile single bedroom with the main bedroom benefitting from an EN-SUITE SHOWER ROOM and all having use of the FAMILY BATHROOM. The rear garden is FULLY ENCLOSED and PRIVATE, with patio seating area and external storage space running the length of the property to the side.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 18' Open Kitchen/Dining Room
- Modern Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom & En-Suite
- Fully Enclosed Rear Garden
- Short Walk To All Amenities & Schools

The village of Belton is conveniently placed for access to the seaside resorts of Gorleston and Great Yarmouth, with their beautiful beaches, as well as the stunning Norfolk coastline and a wealth of local attractions. Belton offers various local amenities, including shopping and schooling, with a wider range in nearby Bradwell. The property offers convenient access across to the A146 and A47, for access to Norwich, Beccles and beyond.

SETTING THE SCENE

The property can be approached in the far corner of this quiet close occupying a corner plot with the road extending past the home to a communal parking space utilized by the current owners. The front garden is in a low maintenance state with a pathway emerging between two mature low level hedges leading towards a shingle frontage and the main access door.

THE GRAND TOUR

Entering through the porch, you are first granted with wooden effect flooring and space ideal for slipping off coats and shoes before heading indoors with a radiator below the coat storage. Stepping into the mainstay hallway the property opens up to grant access to all living accommodation on the ground floor as well as stairs for the first floor and handy utility cupboard to your left complete with a wall mounted wash basin, radiator and space with plumbing for a washer dryer and additional storage shelves. This space could easily be altered to house a toilet to become a WC instead if preferred. Directly ahead and beyond the under stair storage cupboard, the property opens up in the form of an open plan kitchen/dining room complete with a range of wall and base mounted storage units set around attractive wood effect work surfaces that give way to integrated appliances including dual eye level ovens, induction hob with extraction above and a dishwasher with an enamelled butler sink overlooking the rear garden. Beyond the space for an American style fridge freezer,





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you will find ample floor space for a formal dining table with additional storage space and uPVC French double glazed doors leading you into the rear garden patio. The sitting room is generous in size and can be found accessed from the central hallway or from the dining room area with glass panelled French doors separating the spaces or to be left open for those who prefer an open plan feel. This room has a generously sized wooden effect flooring space suitable for a choice of soft furnishings to accommodate a formal sitting room suite with tasteful modern décor and large uPVC double glazed window to the front of the home. The first floor landing grants access to all three bedrooms within the property as well as a storage cupboard and three piece family bathroom suite complete with a tiled surround, tiled flooring, shower head over the bath and frosted glass window to the front of the property. The larger of the three bedrooms has a rear facing aspect with all carpeted flooring underfoot and a radiator below the double glazed window. This room offers ample floor space for a large double bed and additional storage solutions whilst also benefitting from the use of a recently updated en-suite shower room complete with aqua boarded shower cubicle, wall mounted radiator and frosted glass window. The second double bedroom occupies a front facing aspect again with carpeted flooring. This large floor space has been turned into a home office with ample storage and work room, this would make the ideal double bedroom. The smaller of the three bedrooms sits next to the main with views into the rear garden. This room also currently serves as a smaller office, however would make the perfect single bedroom, study or nursery if so desired.

FIND US

Postcode : NR31 9NU

What3Words : ///ketchup.honeybees.amended

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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GARDEN

THE GREAT OUTDOORS Exiting via the uPVC French double glazed doors, you will find yourself initially on the rear garden patio, which has been extended to the side and rear of the home. The rest of the garden is laid with lawn and flagstone patio slabs surrounding the borders, all fully enclosed with timber fencing to the rear and sides. The side of the property from front to rear offers a versatile storage space with a pitched roof running from front to rear, making the ideal external storage area.



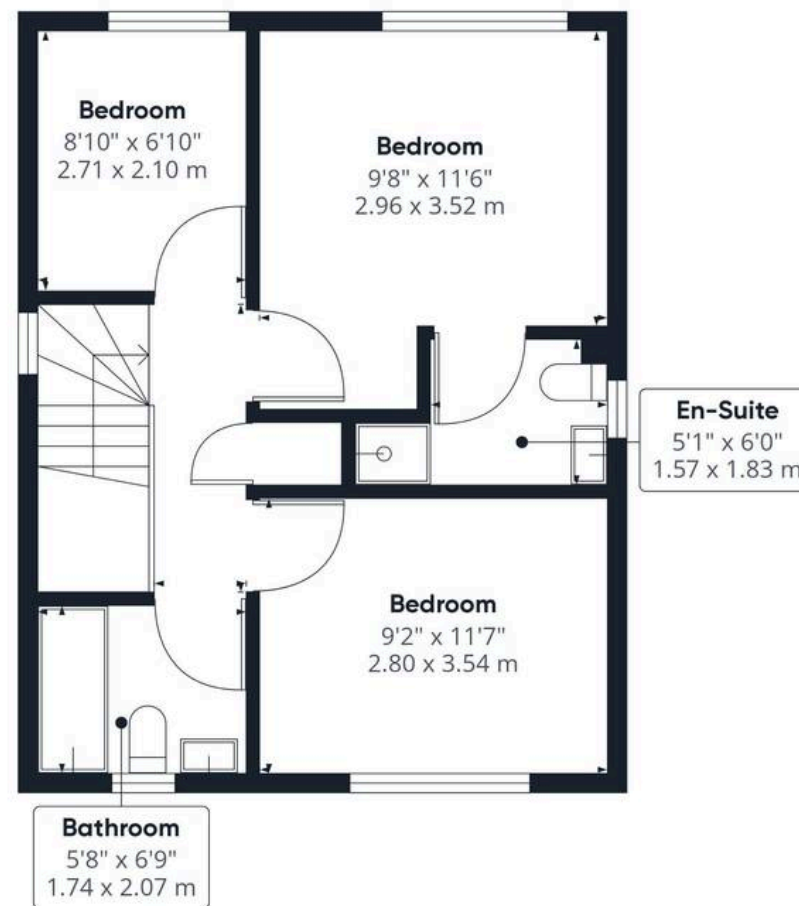
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Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR



Approximate total area⁽¹⁾

897.28 ft²

83.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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