



## 53 Heather Road, Belton

£260,000 - £270,000 Freehold

Nestled on a desirable corner plot, this beautifully presented 4-bedroom semi-detached house boasts spacious accommodation offering a seamless flow throughout. With two reception rooms offering flexibility and four bedrooms that can be adapted to suit your needs, this property epitomises comfortable family living combined with contemporary style and practicality. Don't miss this opportunity to make this exceptional residence your own.



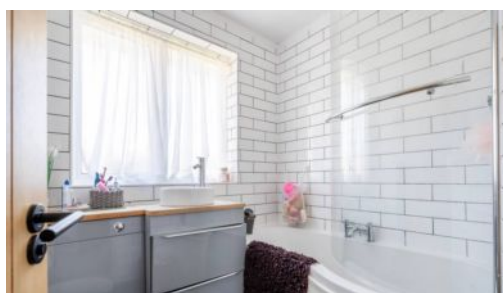
## Location

Nestled in the sought-after village of Belton, Heather Road offers a perfect blend of countryside charm and modern convenience. Belton is a thriving community just a short drive from the scenic Norfolk Broads and the golden beaches of Gorleston-on-Sea. The village boasts excellent local amenities, including a primary school, convenience stores, a post office, and welcoming pubs, making it ideal for families and professionals alike. With easy access to the A47, commuting to Great Yarmouth, Lowestoft, and Norwich is effortless, ensuring a balance of peaceful village living with connectivity to bustling town centers.



## Heather Road

Situated on a low-maintenance frontage with a pathway leading to the entrance, the property offers off-road parking with a driveway and garage. As you enter the property through the welcoming porch into the hallway, you are greeted by a spacious lounge meticulously decorated to provide a comfortable space for the whole family.





The open-plan kitchen/dining space has been thoughtfully reconfigured, creating a versatile area that overlooks the courtyard garden and is ideal for family gatherings and entertaining guests.

The fully fitted Wren kitchen features a range of navy wall and base units, wood worktops, and stylish metro tiling, all set against a backdrop of neutral décor that exudes timeless elegance. A convenient utility room provides additional space for household appliances and access to the outdoor area. Moving to the first floor, three double rooms, a single bedroom, and a family bathroom await, each impeccably presented with contemporary finishes that aline with current design trends.

The enclosed rear garden, bordered by mature trees and plants, provides a secluded outdoor haven perfect for entertaining guests during the warmer months. Additionally, a courtyard area to the side of the property offers yet another charming spot to bask in the sunshine and enjoy al fresco dining.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

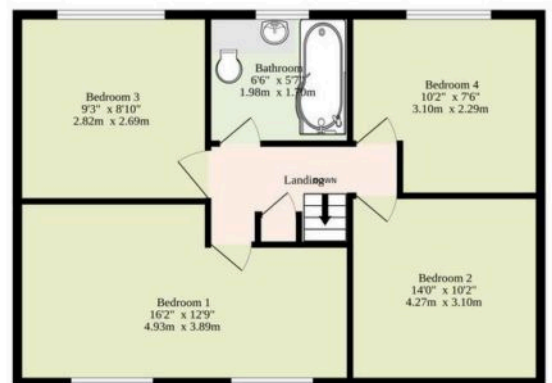
EPC Environmental Impact Rating: C



Ground Floor  
613 sq.ft. (56.9 sq.m.) approx.



1st Floor  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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