



Japanica Sandy Lane, Belton - NR31 9LT

£315,000 Freehold

Positioned along the quiet and established Sandy Lane in the popular village of Belton, this generously sized home offers flexible accommodation across two floors and is offered with no onward chain. The layout includes a full-depth lounge/diner, a separate dining room, and a bright conservatory, both with French doors opening onto the garden. Outside, the enclosed rear garden features mature trees and shrubs, while the front includes a lawned garden and private driveway for off-road parking. With local amenities nearby and the coast just a short drive away, the home combines village living with easy access to surrounding attractions.

Location

Located in the well-served village of Belton, Japonica sits along the quiet and established Sandy Lane, close to open countryside and local walking routes. Belton offers a good range of amenities, including a convenience store, GP surgery, pharmacy, primary school, pubs, and a community centre. The area benefits from regular public transport links and easy road access to both Great Yarmouth and Norwich, making it a practical choice for commuters and families alike. Coastal spots such as Gorleston and Hopton are also within easy reach, offering sandy beaches and seafront attractions just a short drive away.



Agents notes

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

Heating system- Gas Central Heating

Council Tax Band-C



Japonica, Sandy Lane, Belton

Step into the property through a bright porch that opens into the entrance hall, providing access to the main living areas. The lounge/diner spans the full depth of the home, offering a generous and flexible space for relaxing and entertaining. Further along the hallway is a conveniently located bathroom and a useful storage cupboard.

The kitchen/breakfast room is positioned at the rear and opens into a light-filled conservatory, which provides an additional living area and features French doors leading directly out to the rear garden. A separate dining room is also accessed from the hallway, a versatile space that could serve as a home office, snug, or third bedroom, and also benefits from French doors opening to the garden.

Upstairs, the landing connects to two bedrooms. The main bedroom is well-proportioned and filled with natural light, while the second room offers flexibility as a guest bedroom, child's room, or further workspace.

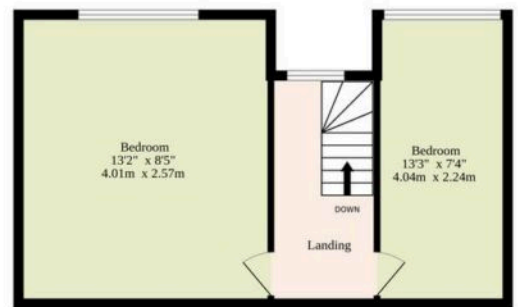
Outside, the rear garden is fully enclosed and features mature shrubs and trees, along with a versatile outbuilding ideal for storage, hobbies, or workspace. At the front, the enclosed garden is laid to lawn, and a private driveway provides off-road parking.



Ground Floor
692 sq.ft. (64.3 sq.m.) approx.



1st Floor
211 sq.ft. (19.6 sq.m.) approx.



Sqft Excludes Porch, Entrance Hall, Hallway, Bathroom And Landing

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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