



49 Fern Gardens, Belton
Great Yarmouth



Minors & Brady

49 Fern Gardens

Step into this beautifully presented three-bedroom home, perfectly positioned in a quiet cul-de-sac in the highly desirable village of Belton. The bright and spacious lounge features a charming cast iron log burner and flows effortlessly through sliding frosted glass doors into the heart of the home. The newly fitted, fully integrated kitchen/diner is designed for modern living, complete with sleek U-shaped worktops, dual ovens, a five-ring induction hob, and bi-folding doors opening onto the rear garden. A practical utility room offers storage, work surfaces, and direct access to the garden. Upstairs, three generously sized bedrooms include a master with built-in wardrobes, alongside a stylish, fully tiled family bathroom. The low-maintenance gardens feature a resin patio for entertaining, a lawned front with mature borders, and secure off-road parking for multiple vehicles.

- Stunning lounge with feature cast iron wood-burning stove and dual aspect windows
- Fully integrated modern kitchen/diner with bi-fold doors opening to the garden
- Stylish utility room with direct garden access and ample storage
- Three well-proportioned bedrooms, including a master with built-in wardrobes
- Modern family bathroom with dual shower heads and fully tiled walls
- Low-maintenance rear garden with resin patio and vehicular access via double gates
- Front garden with charming brick store for extra storage
- Allocated parking for two cars
- Gas central heating and double-glazed windows throughout
- Prime quiet cul-de-sac location within walking distance of shops, amenities, and schools





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The Location

Belton is a charming village in Norfolk, located approximately 4 miles (6 km) north of Great Yarmouth. Set against the picturesque backdrop of Norfolk's countryside, the village offers a peaceful and welcoming environment, combining traditional rural charm with modern residential amenities. Its streets feature a mix of modern housing and quaint, characterful cottages, creating a village with both history and contemporary comforts.

The village is well-connected by road, with the nearby A143 providing easy access to Great Yarmouth and other towns across Norfolk. This makes Belton an ideal location for those seeking the tranquillity of village life while remaining within reach of larger towns and the Norfolk coastline.

Belton has a variety of local amenities that contribute to its strong community feel. These include a parish church, a primary school, a handful of shops, and a traditional pub, catering to the everyday needs of residents while maintaining a sense of village intimacy. The surrounding area is renowned for its proximity to the Norfolk Broads, an extensive network of rivers and lakes popular with boating enthusiasts, walkers, and nature lovers.

Residents and visitors alike can enjoy the village's rural setting, with open farmland, pockets of woodland, and scenic walking paths nearby. The combination of countryside charm, local facilities, and convenient connections makes Belton a delightful place to live or visit, offering the best of Norfolk's rural lifestyle within easy reach of the coast and nearby towns.

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Belton, Great Yarmouth

Fern Gardens, Belton

Placed in a peaceful cul-de-sac in the highly sought-after village of Belton, this beautifully presented three-bedroom home offers a perfect blend of modern living and charming character. Ideally located close to local shops, amenities, and schools for all ages, this property is perfect for families and professionals alike.

Step through the entrance hall into a bright and welcoming home. The spacious lounge is a real highlight, featuring large windows to both front and rear aspects, a feature fireplace with a cast iron log burner, and stylish modern radiators. Sliding frosted glass doors lead seamlessly to the heart of the home.

The newly fitted, fully integrated kitchen/diner is designed for modern living, boasting a sleek U-shaped worktop, a range of base cupboards and drawers, integrated dishwasher, two eye-level ovens, a five-ring induction hob with extractor, and space for an American-style fridge freezer. A black one-bowl sink with mixer tap completes the contemporary design, while bi-folding doors open onto the rear garden, flooding the space with natural light.

Adjacent, the utility room provides practical functionality with worktops, storage, plumbing for a washing machine and tumble dryer, a stainless-steel sink, heated towel rail, and direct access to the rear garden.



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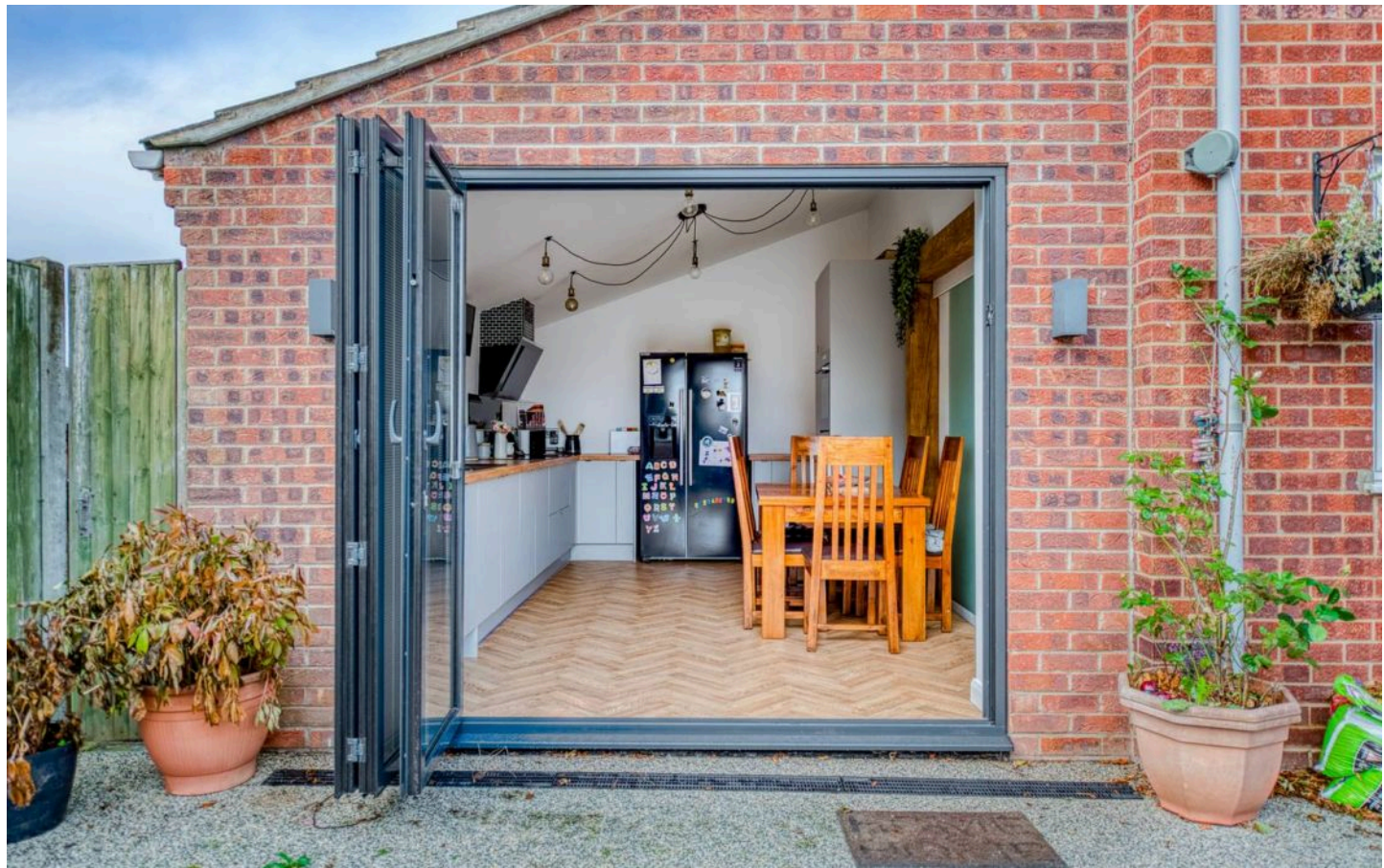
Upstairs, the first-floor landing offers access to a shelved storage cupboard and loft space. The three bedrooms are well-proportioned, with the master featuring two built-in double wardrobes. The modern family bathroom is fully tiled and includes a bath with mixer tap, dual shower heads, pedestal basin, WC, and frosted window.

The front garden is mostly laid to lawn, adorned with shrubs, plants, and a raised border, and includes a charming brick store. The rear garden is low maintenance and features a resin-patio, perfect for entertaining. Double gates provide vehicular access, with an additional allocated parking space for two cars. A substantial brick outbuilding houses the gas boiler, eaves storage, and offers light and power.

Agents Note

Sold Freehold

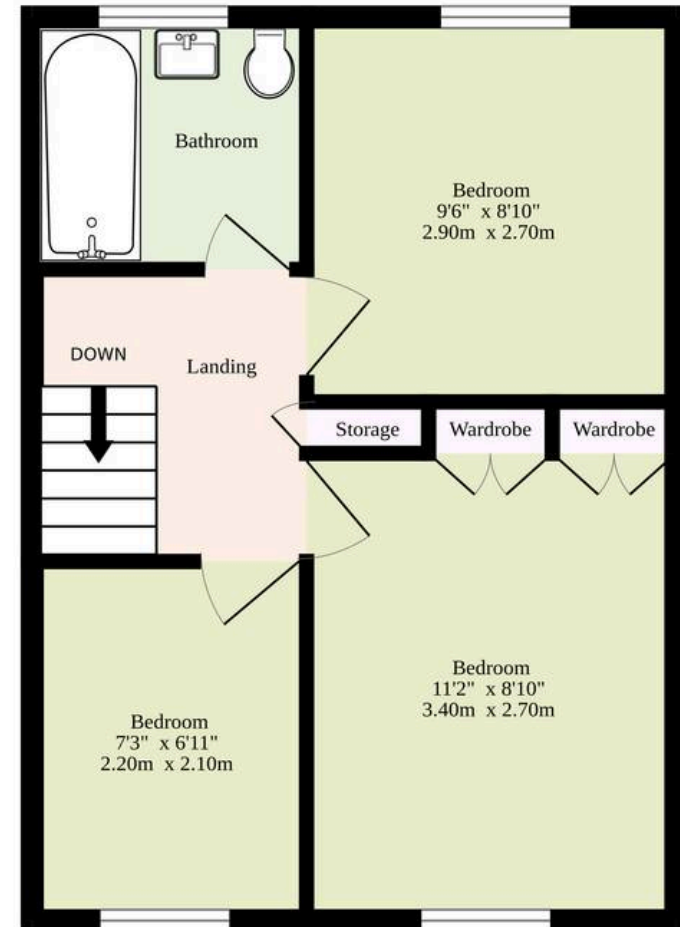
Connected to all mains services.



Ground Floor
550 sq.ft. (51.1 sq.m.) approx.



1st Floor
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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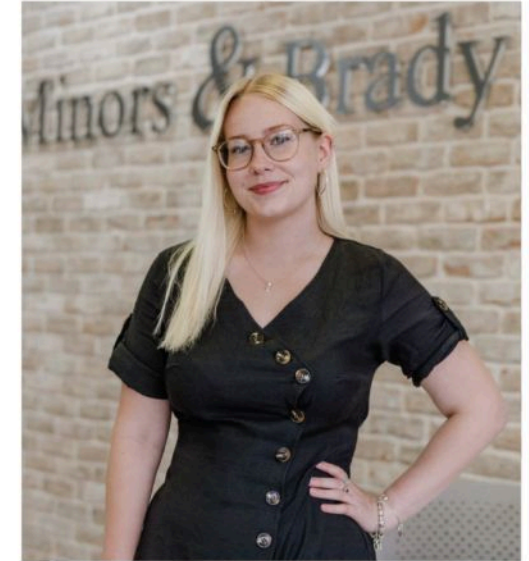
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Meet James
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Meet Lauren
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