



16 Provan Crescent, Belton

Great Yarmouth



Minors & Brady

16 Provan Crescent

Belton, Great Yarmouth

Tucked away in a quiet cul-de-sac within the popular village of Belton, this property presents a beautifully maintained three-bedroom home offering modern interiors, a newly fitted kitchen and bathroom, and a generous south-facing garden. With driveway parking for two cars and a convenient location close to local amenities, schools, and transport links to Gorleston and Great Yarmouth, this property is perfectly suited to first-time buyers or small families seeking a ready-to-move-in home.

- Well-presented mid-terrace home positioned within a quiet cul-de-sac in Belton
- Perfect opportunity for first-time buyers, downsizers, or investors looking for a ready-to-move-in property
- Newly fitted kitchen with modern units and contemporary finishes
- Spacious living room with front aspect and under-stairs storage
- Stylish newly fitted bathroom with three-piece suite including shower over bath
- Three bedrooms, all accessed from the landing
- Generous south-facing enclosed rear garden, ideal for outdoor seating and entertaining
- Driveway parking for two vehicles providing convenient off-road space
- Located close to local schools, shops, and transport links into Great Yarmouth and Gorleston





16 Provan Crescent

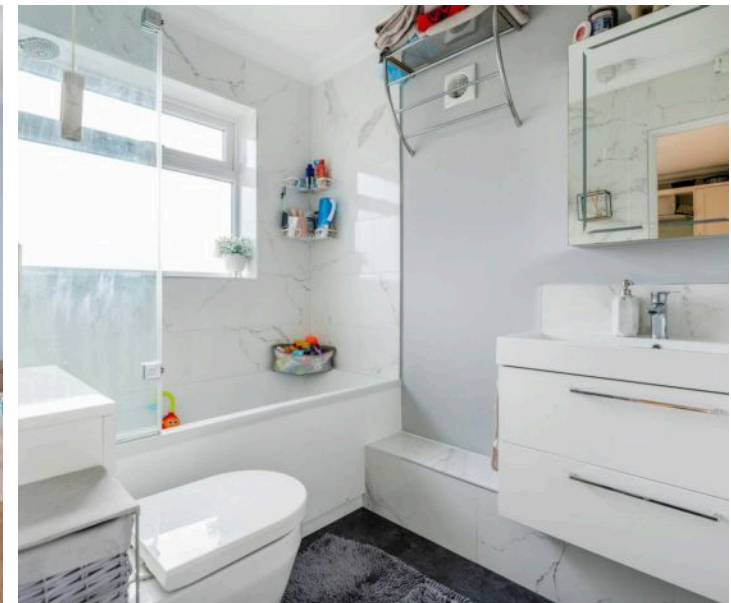
Belton, Great Yarmouth

Location

Provan Crescent is located in a popular residential area within the well-connected village of Belton, close to both Great Yarmouth and the Norfolk and Suffolk border. The village provides a strong sense of community and a wide range of everyday amenities, including a Co-op supermarket, pharmacy, post office, pubs, and takeaways, as well as Belton Primary Academy and Moorlands Church of England Primary Academy. For leisure and outdoor activities, residents enjoy easy access to local playing fields, walking routes, and the nearby River Waveney, which forms part of the Broads National Park. The larger town of Great Yarmouth lies just a short drive away, offering a wider selection of shops, restaurants, and seafront attractions, while convenient road links via the A143 and A47 make travel to Norwich and Lowestoft straightforward.

Provan Crescent

Stepping inside, the entrance hall leads through to a comfortable living room where a bow bay window fills the space with natural light. Wall lighting and a useful under-stairs storage cupboard enhance practicality, while an open layout connects seamlessly to the kitchen at the rear.



M&B

16 Provan Crescent

Belton, Great Yarmouth

The kitchen has been recently fitted with modern cabinetry, U-shaped work surfaces, and a breakfast bar, offering both style and functionality. Integrated appliances include a built-in Hotpoint oven with a four-ring hob and extractor above, while there is also space and plumbing for a washing machine and fridge. A rear door opens directly to the garden, creating a convenient flow between indoor and outdoor living. You can also access the newly fitted bathroom from the kitchen, which is finished in a contemporary style, with a vanity unit and storage, concealed cistern WC, and bath with a mains shower featuring dual shower heads.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, each featuring fitted radiators and large windows that ensure bright, comfortable spaces.

Externally, the property continues to impress with a walled front garden, driveway parking for two vehicles, and gated side access leading to the enclosed rear garden. The south-facing outdoor space is larger than average and includes a raised patio area, brick-built barbecue, lawn, and storage sheds - ideal for relaxing, entertaining, or gardening.

Agents Notes

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

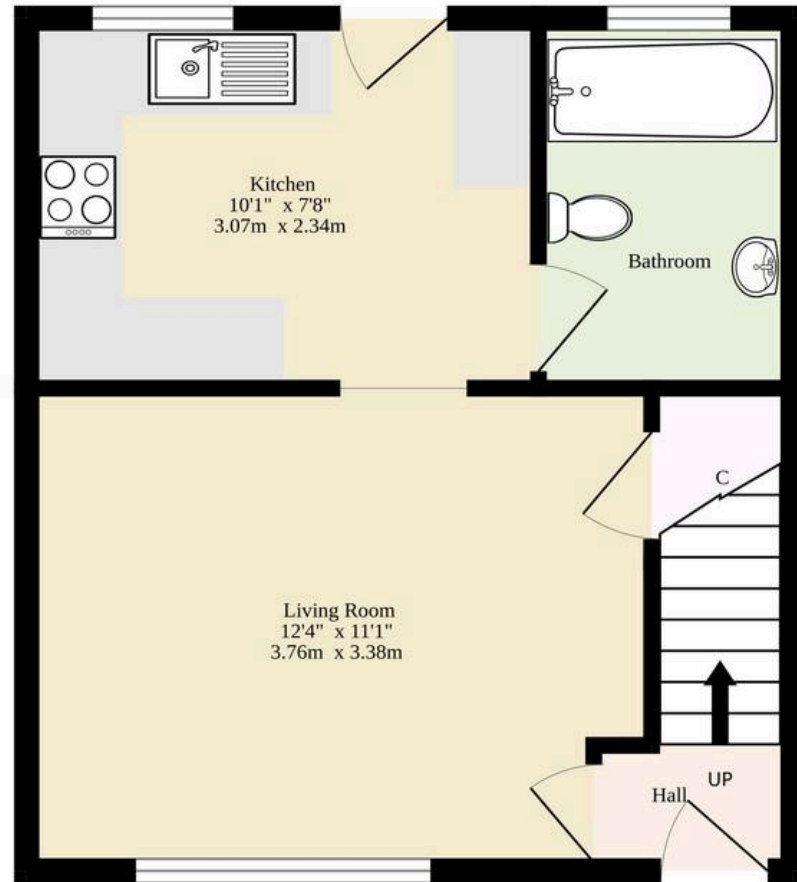
Heating system- Gas Central Heating

Council tax band - B

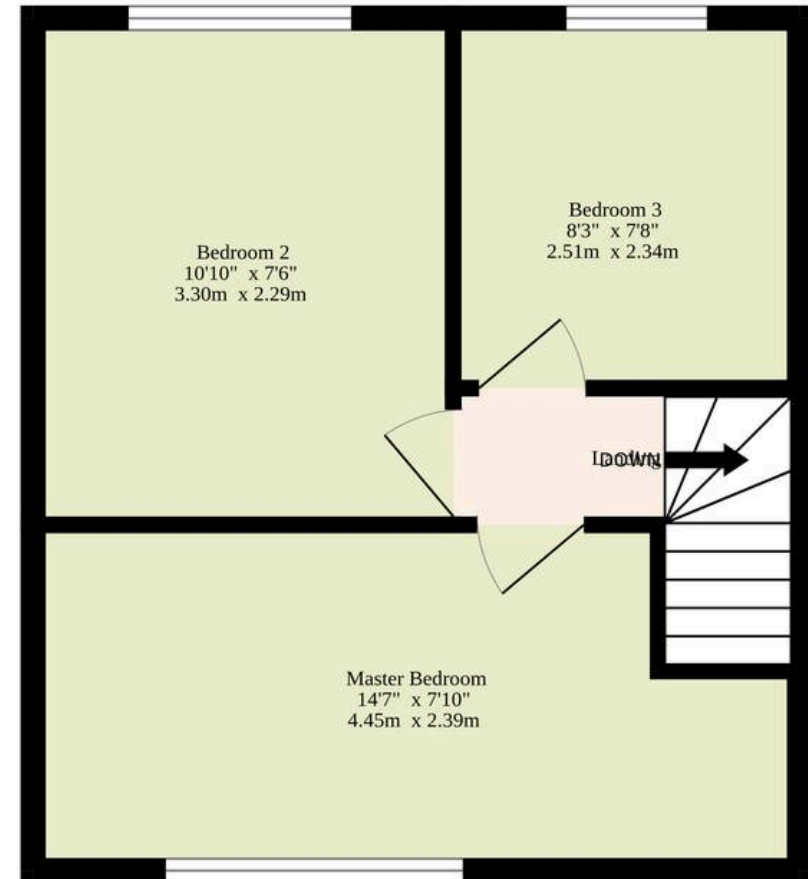


M&B

Ground Floor
227 sq.ft. (21.1 sq.m.) approx.



1st Floor
254 sq.ft. (23.6 sq.m.) approx.



Sqft Excludes Bathroom

TOTAL FLOOR AREA : 481 sq.ft. (44.7 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.

Made with Metropix ©2025

Dreaming of this home?

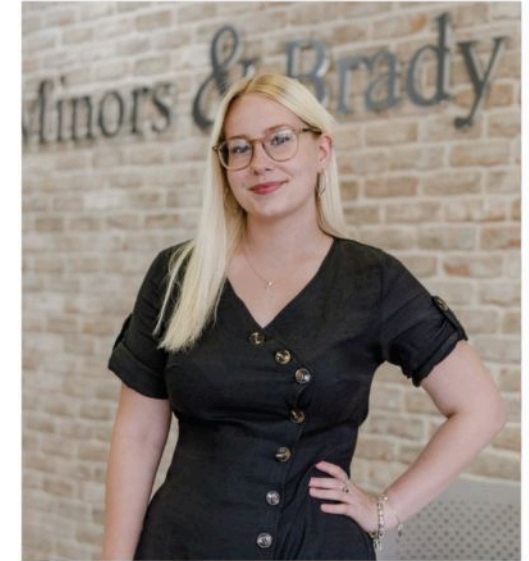
Let's make it a *reality*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady

Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk