



34 St. Johns Road, Belton

Great Yarmouth



Minors & Brady

34 St. Johns Road

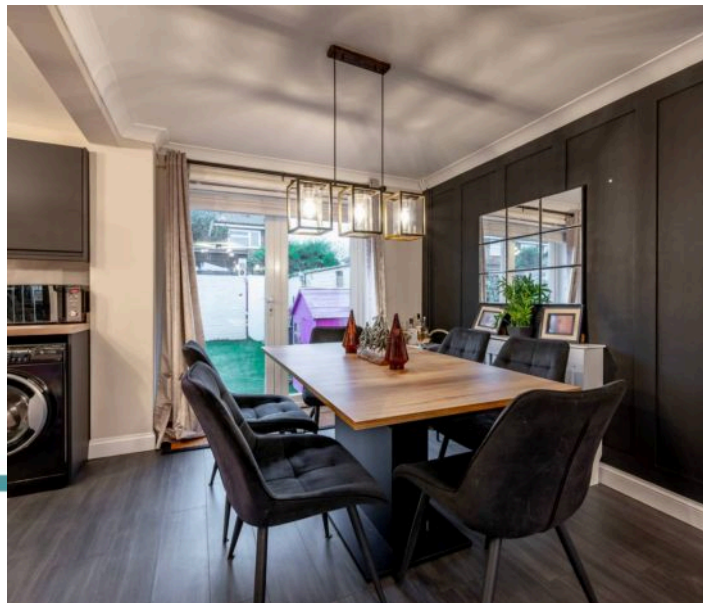
Belton, Great Yarmouth

This modernised three-bedroom home offers an immediate sense of quality, with a bright open plan layout that connects the newly fitted kitchen with its integrated appliances, the garden-facing dining area and the lounge with its bay window and feature panelling. Light moves easily through the ground floor, which gives the whole space a relaxed, effortless feel. Upstairs, the bedrooms offer comfortable proportions with useful built-in storage, and the recently upgraded bathroom brings a smart contemporary finish. Outside, the south-facing garden provides an easy-to-maintain setting finished with artificial grass and a fully enclosed design, supported by a brick-built outbuilding with power that adds valuable flexibility. Generous parking for four vehicles sits at the front, and the location within Belton keeps you close to everyday services, well-regarded schools and the village's green open spaces.

Location

St Johns Road places you within one of Belton's most convenient residential settings, giving you straightforward access to everyday services and calm village living close to Great Yarmouth. The area offers an easy route to local shops, well-regarded schools, healthcare facilities and regular bus links that connect you to neighbouring towns. Belton is known for its friendly community and practical layout, with green spaces, walking routes and leisure options all close by, while larger supermarkets and wider amenities in Gorleston and Great Yarmouth sit only a short drive away. Residents benefit from quick access to the A143 and A47, which support smooth travel across the wider region. You also have nearby parks and recreational spots that provide outdoor appeal throughout the year. The wider coastline sits within comfortable reach, offering beaches and seafront attractions whenever needed.

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The entrance hall introduces the home with a clean, modern finish that feels instantly elevated, offering wood laminate flooring that carries through the ground floor, a striking black radiator that anchors the space, and a staircase with soft carpet that brings a warm contrast to the darker accents. Glazed panels in the kitchen door allow light to move through the hall, which enhances the feeling of openness as soon as you step inside, setting the tone for a well-presented and fully modernised home.

From here you move straight into the kitchen, which has been fully modernised with sleek handleless cabinetry, integrated fridge, integrated freezer, built-in single oven, electric hob with a contemporary extractor, a composite one bowl sink, smooth work surfaces, and generous storage. The room includes plumbing for a washing machine and space for additional appliances, giving you both practicality and style in equal measure. A window above the sink brings in natural light and adds a pleasant outlook while you work.

The kitchen flows naturally into the dining area, where full-height panelled walls create a strong design feature that links the ground floor together. This part of the home feels bright throughout the day as French doors frame the rear garden and draw the eye outward. The space comfortably supports family dining while still offering room to style it to your preference.

Beyond the dining area, you enter the lounge, which stretches across the width of the property and delivers a welcoming setting for everyday living. A large bay window brings in plenty of natural light and highlights the upgraded flooring, fitted blinds, and coordinated lighting. The wall panelling creates a refined backdrop for the room and makes the living space feel both contemporary and inviting.



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Upstairs, the landing offers multiple fitted cupboards, including one housing the Ideal combination board, which keeps the home practical and organised. The main bedroom sits at the rear and offers fitted carpet, spotlights, a calm outlook over the garden, and a useful room for storage. The second bedroom sits at the front and mirrors the same modern finish, while the third bedroom includes a built-in wardrobe with double hanging rails, which makes it ideal for storage, a nursery, or a workspace. The family bathroom delivers a premium finish with large-format tiles across the walls, a panel bath, a black framed glazed shower screen, an above-mount Bristol shower, fitted vanity storage, a heated towel rail, tiled flooring, and an opaque window positioned to bring in natural light while keeping the room private, all part of its recently fitted contemporary design.

Outside, the rear garden is fully enclosed and arranged for low-maintenance living with artificial turf that stays neat throughout the year, and its south-facing aspect adds welcome natural light. The space works well for children, pets, and relaxed outdoor use. A brick-built outbuilding sits at the far end and includes laminate flooring, lighting, and power, which allows it to function as a versatile extension of the home, whether for working from home or organised storage. The front of the property offers ample parking for four vehicles across a stone and gravel driveway, which suits busy households with ease.

Agents notes

Sold freehold, connected to all main services.

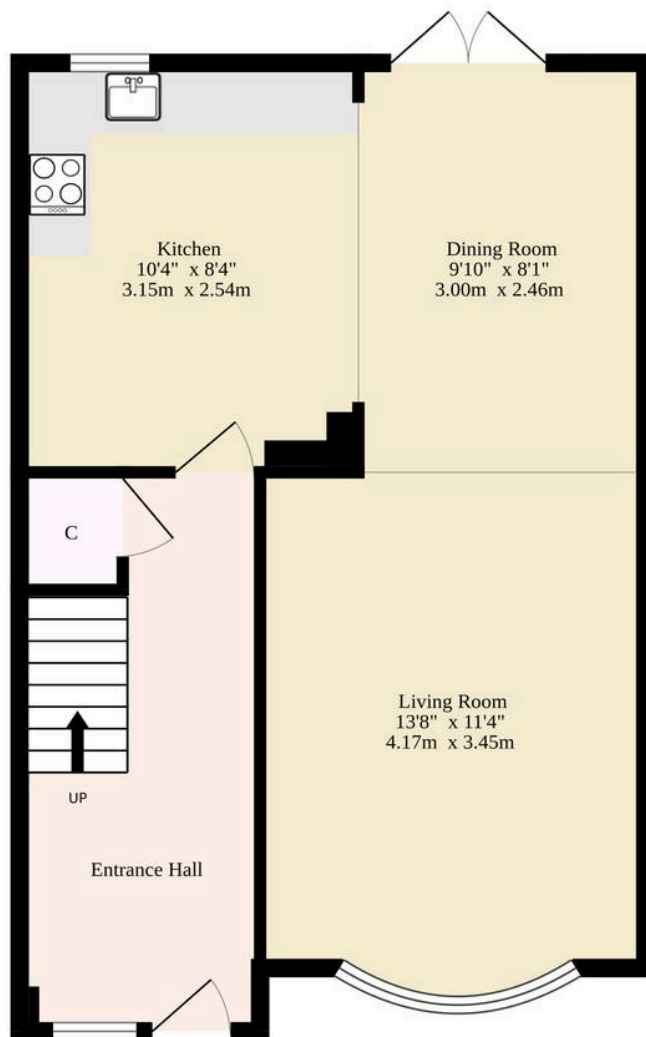
Heating system- Gas Central Heating

Council Tax Band- A

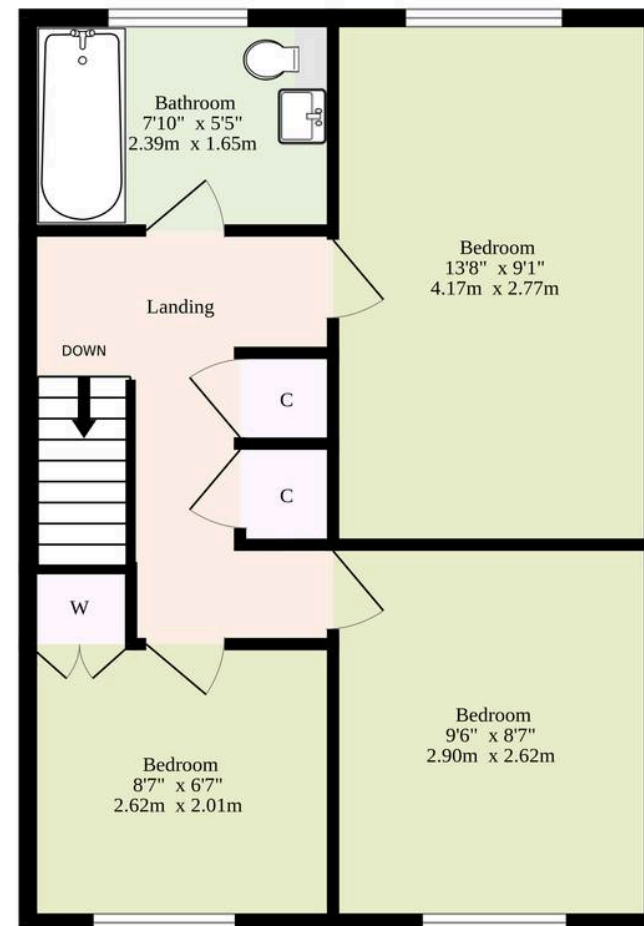


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Ground Floor
405 sq.ft. (37.6 sq.m.) approx.



1st Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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Minors & Brady

Your home, our market

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