



7 Wensum Way, Belton
Great Yarmouth

Minors & Brady



7 Wensum Way

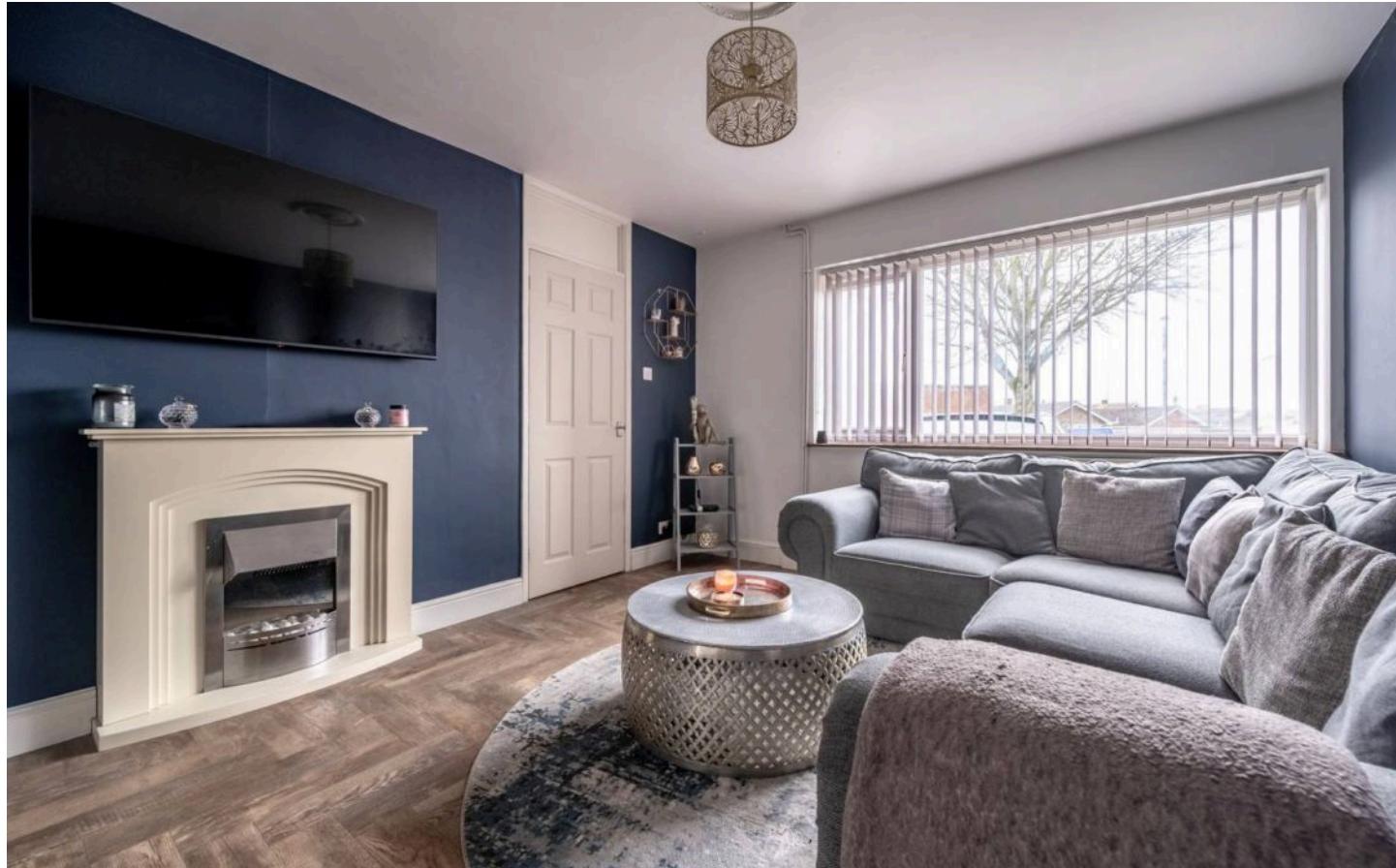
Belton, Great Yarmouth

Positioned within a quiet village cul-de-sac, this well-presented semi-detached home is designed around comfortable, easy living with space that works around day-to-day family life. Light-filled reception rooms offer flexibility for working from home, family time or entertaining, while the rear dining space connects naturally with the garden, extending the living space outdoors in warmer months. With three bedrooms, a generous garden, off-road parking and a detached garage, the property provides a balanced blend of practicality and room to enjoy village life at your own pace.

Agents Notes

Freehold

Connected to all mains services.



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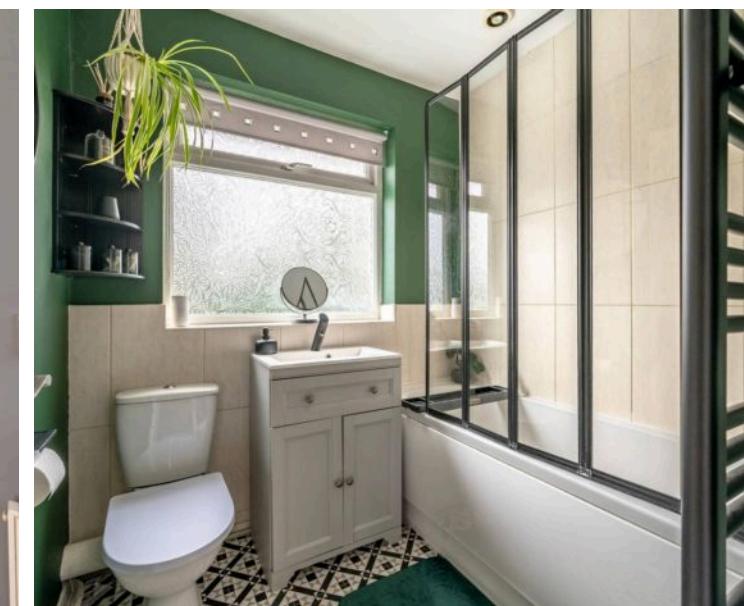


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7 Wensum Way

Belton, Great Yarmouth

- Semi-detached residence positioned down a quiet cul-de-sac in the village of Belton
- Well-presented family home showcasing spacious and flexible accommodation
- Potential to extend at the rear, subject to the necessary planning permission
- Spacious living room with a front-facing window that draws in the natural light, inviting relaxation and entertaining
- Versatile snug with the potential to be a home office, a playroom for children or additional dining space
- Rear dining room accentuated by a roof lantern and French doors that open out to the garden
- Kitchen fitted with wall and base cabinetry, an integrated oven, an induction hob and plumbing for a washing machine
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a modern three-piece suite
- A large, private garden featuring a patio for seating arrangements, a laid to lawn, mature trees and a summerhouse
- A brick-weave driveway providing ample off-road parking and a detached garage for workshop/storage options



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Location

Wensum Way is set within the village of Belton, a settled residential area just inland from the coast, around three miles from Gorleston-on-Sea and five to six miles from Great Yarmouth. The village has a practical feel, with everyday needs covered locally including convenience shops, a post office, pharmacy, takeaways and a couple of pubs, while larger supermarkets, retail parks and seafront amenities are a short drive away in Gorleston or Great Yarmouth. Moorlands Primary Academy and UET Compass Academy are both close by and commonly serve the area, with further primary and secondary options available in neighbouring Bradwell, Gorleston and Great Yarmouth.

Belton is well placed for road access via the A143, making travel towards Great Yarmouth, Lowestoft and the wider Norfolk area straightforward, and regular bus services run through the village linking to Gorleston and Great Yarmouth. There is no train station in the village itself, but Great Yarmouth station provides rail connections further afield. Overall, the location suits those who want a quieter village base with schools, shops and transport links nearby, without being far from the coast, town centres or employment hubs.



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From the moment you step inside, the welcoming entrance hall sets the tone, feeling bright, airy and easy to come home to.

The spacious living room enjoys a front-facing aspect that draws in plenty of natural light, creating an inviting space for everyday living and relaxed entertaining. This flows seamlessly into a versatile snug, ideal as a home office, playroom or additional dining area, adapting effortlessly to changing needs. To the rear, the dining room becomes a real focal point, enhanced by a roof lantern and French doors that open directly onto the garden, making it a great space for both family meals and social occasions.

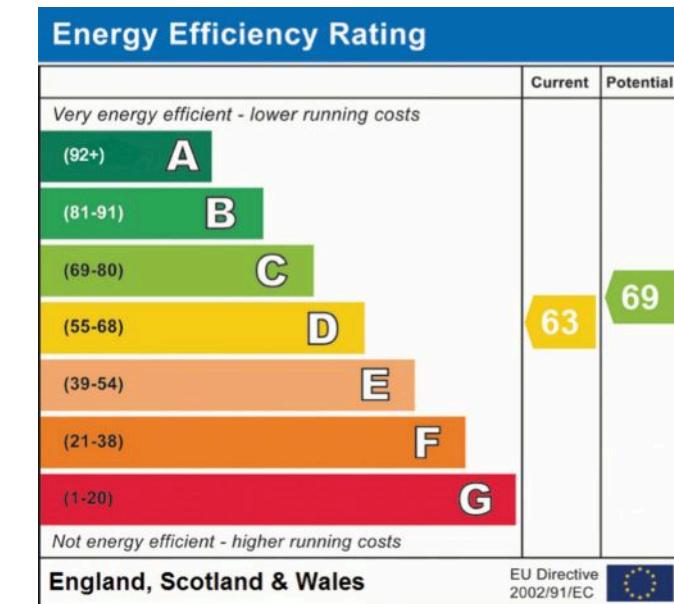
The kitchen is fitted with a range of wall and base units, an integrated oven, induction hob and plumbing for a washing machine, offering a practical and well-laid-out workspace.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a family bathroom finished with a modern three-piece suite.

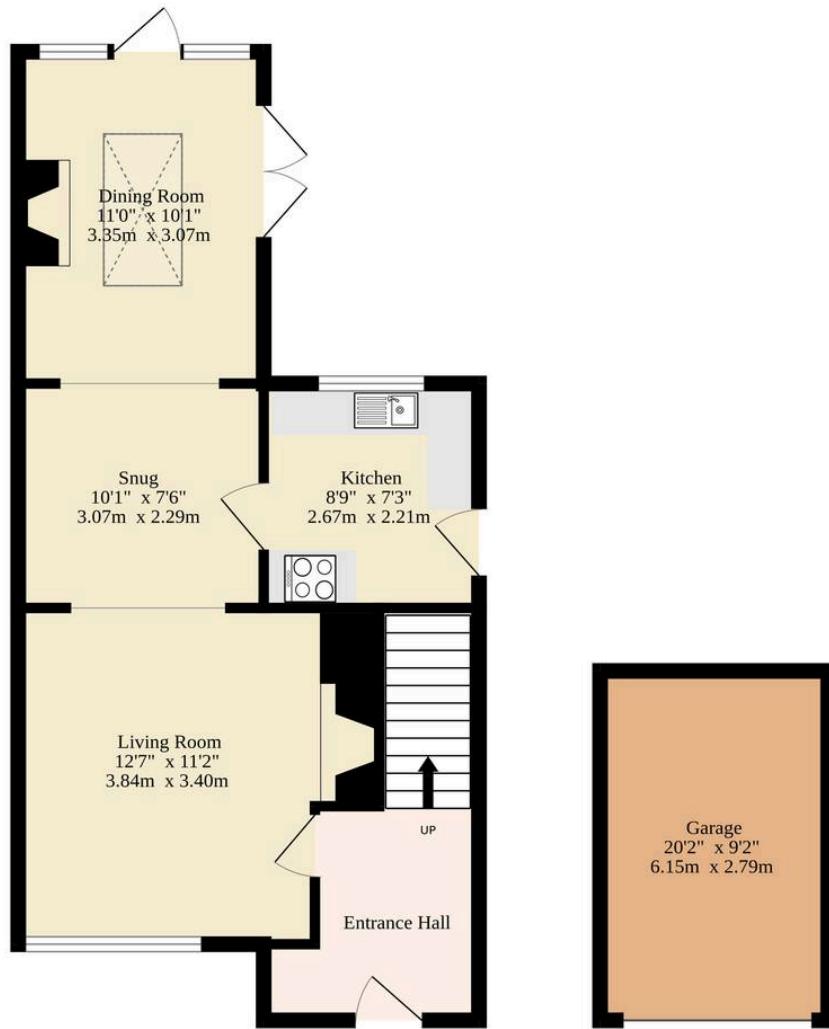
Outside, the generous private garden offers a lovely balance of space and seclusion, with a patio seating area, a lawn bordered by mature trees and a summerhouse that lends itself to a variety of uses.

To the front, a brick-weave driveway provides ample off-road parking, while the detached garage offers useful storage or workshop potential.

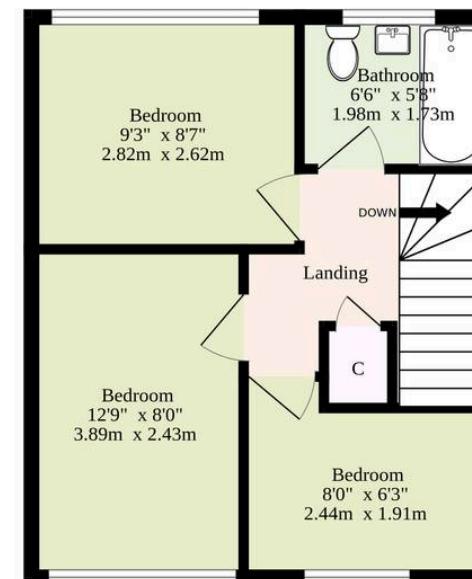
Overall, this is a flexible and well-located home that suits both everyday living and longer-term plans, all set within a peaceful village environment.



Ground Floor
633 sq.ft. (58.8 sq.m.) approx.



1st Floor
323 sq.ft. (30.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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Meet *James*
Property Consultant



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