



13 Selwyn Drive, Belton

Great Yarmouth

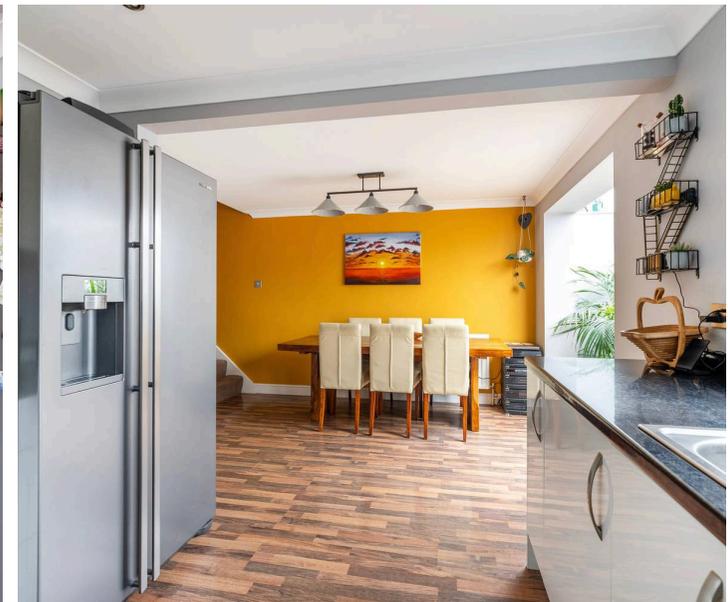


Minors & Brady

13 Selwyn Drive

Belton, Great Yarmouth

This beautiful family home, set on a quiet residential drive in the Norfolk village of Belton, offers bright, adaptable accommodation designed to suit modern family life. The property features a welcoming living room with a front-facing bay window, a spacious open-plan kitchen and dining area flowing into a light-filled conservatory, and four well-proportioned bedrooms that provide flexibility for home offices, dressing rooms, or nurseries. Outside, a private, landscaped garden includes a brick-weave patio, decked terrace, raised planted beds, and a laid-to-lawn area, while a driveway and garage provide convenient parking and storage. With practical, well-considered living spaces and a layout ready for everyday life, this home delivers both comfort and functionality in a highly desirable village setting.



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Belton, Great Yarmouth

- Situated down a peaceful, residential drive in the Norfolk village of Belton, lies this detached residence that is suitable for family living
- Bright and airy interior that can easily adapt to your lifestyle preferences and style
- Comfortable living room with a front-facing bay-window that fills the space in an abundance of natural light, inviting relaxation and entertaining
- Open-plan kitchen/dining room with an opening into the conservatory, creating an effortless flow for everyday living and entertaining
- Kitchen is fitted with modern gloss cabinetry, an integrated oven and areas for your own appliances
- Light-filled conservatory that extends the reception space, offering views of the garden
- Four lovely-sized bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- Family bathroom comprising of a three-piece suite, with built-in vanity storage
- A private, landscaped garden that is well-maintained, featuring a brick-weave patio for seating, a laid to lawn, raised planted beds and a decked terrace
- A brick-weave driveway providing off-road parking and a garage for storage use



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Belton

Selwyn Drive is located in the Norfolk village of Belton, positioned between Bradwell to the north, Gorleston-on-Sea around three miles east, and Great Yarmouth approximately five miles northeast. The village itself offers practical amenities including a post office, village shop, pharmacy, and a selection of takeaways and cafés, while nearby Bradwell and Browston provide additional local shops and services. For larger shopping needs, residents can reach supermarkets such as Tesco, Sainsbury's, and Morrisons in Gorleston or Great Yarmouth, alongside a wider array of retail, dining, and leisure options.

Education is well catered for: in Belton, Moorlands Primary Academy serves younger children, while nearby Bradwell has Hillside Primary School, Homefield Primary School, and Woodlands Primary Academy. Secondary schooling is available in Gorleston and Great Yarmouth, including Ormiston Venture Academy and Lynn Grove Academy.

Transport links are straightforward, with the A143 providing direct access to Great Yarmouth, Bradwell, and beyond, while local bus services connect Belton with surrounding villages and towns. The area combines the quiet, community-oriented atmosphere of village life with easy access to coastal towns, shopping, services, and recreational opportunities, making it practical for families, commuters, and those seeking a balance between village tranquillity and urban convenience.



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Belton, Great Yarmouth

Down a quiet, residential drive in the sought-after Norfolk village of Belton, this detached residence offers spacious and adaptable accommodation, ideal for modern family living. The bright and airy interior provides flexible space that can easily be tailored to suit your lifestyle and personal preferences.

The welcoming entrance hall sets a practical and inviting tone, complemented by a convenient cloakroom. The living room features a front-facing bay window that fills the space with natural light, creating a comfortable setting for everyday living or entertaining guests.

At the heart of the property, the open-plan kitchen and dining area flows naturally into the light-filled conservatory. The kitchen is fitted with contemporary gloss cabinetry, an integrated oven, and areas for your own appliances, offering a practical yet stylish workspace. The conservatory extends the reception area and provides direct access to the garden via French doors, creating a seamless connection between indoor and outdoor living.

The first floor houses four generously sized bedrooms, each offering space and privacy. There is flexibility to use one as a home office, dressing room, or nursery, depending on your requirements. The family bathroom is fitted with a three-piece suite and built-in vanity storage, providing a functional and well-appointed space.



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Outside, the property benefits from a private, landscaped garden that has been carefully maintained. The garden features a brick-weave patio for seating, a laid-to-lawn area, raised planted beds, and a decked terrace ideal for seating or a hot tub, with outdoor lighting and a cold water tap.

To the front, a maintained garden leads to a brick-weave driveway providing off-road parking, with access to a garage offering additional storage.

This property offers a spacious, practical, and well-presented home in a desirable village location, with flexible living areas suited to a variety of family needs.

Agents Notes

Freehold

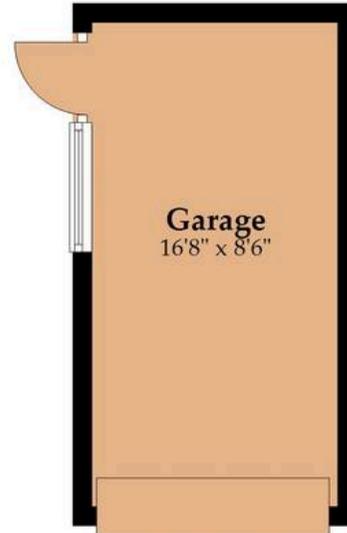
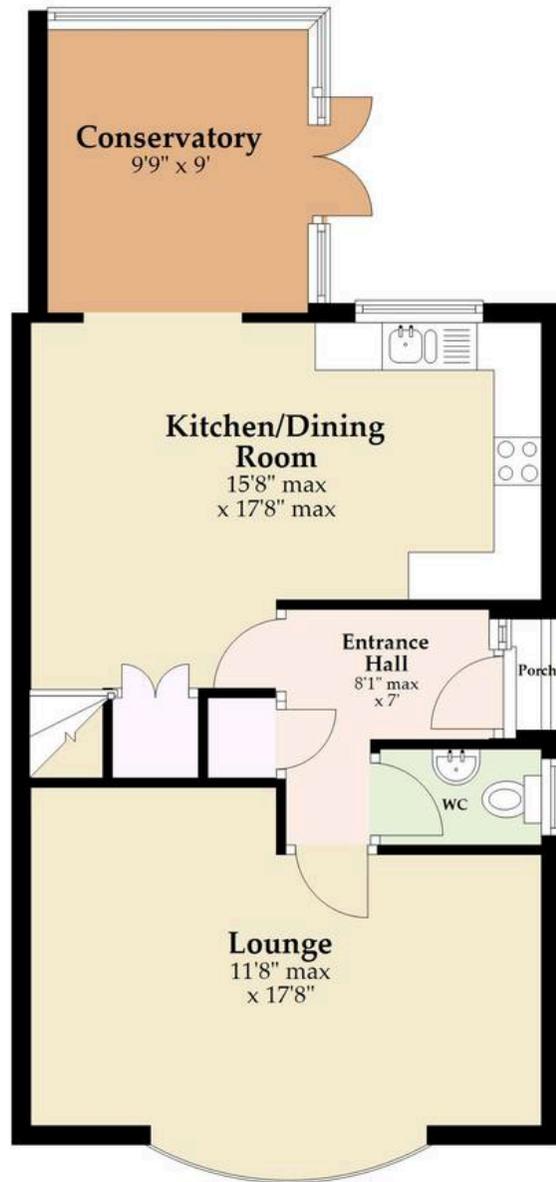
Connected to mains water, electricity, gas and drainage.

Gas central heating system.



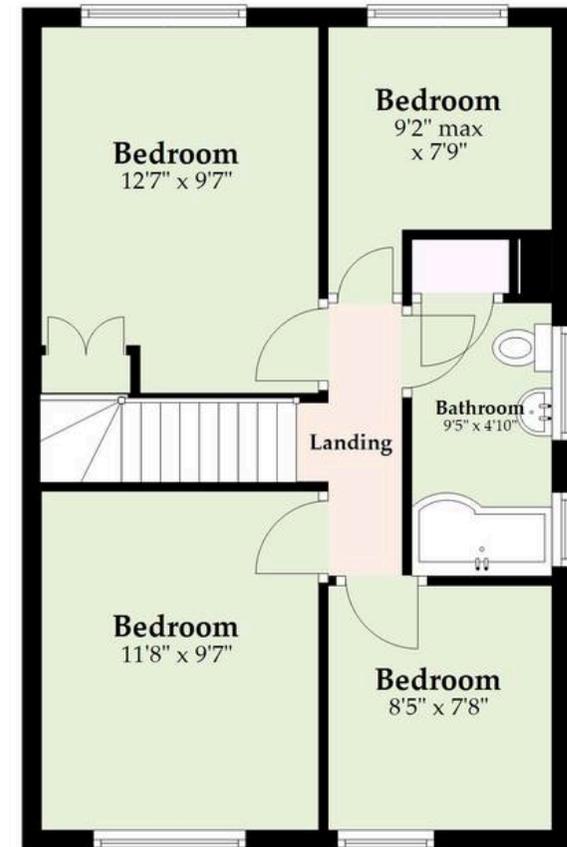
Ground Floor

Approx. 561.2 sq. feet



First Floor

Approx. 487.3 sq. feet



Total area: approx. 1048.5 sq. feet

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.

Plan produced using PlanUp.

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Senior Property Consultant



Meet *James*
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Meet *Lauren*
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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

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

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