



54 Silver Gardens, Belton

Great Yarmouth



Minors & Brady

54 Silver Gardens

Belton, Great Yarmouth

Tucked away within a quiet cul-de-sac in Belton, this well-presented home has been thoughtfully updated to offer a move-in-ready finish with a practical and easy-to-maintain layout.

Recent improvements, including new double glazing, a new central heating system, and fresh décor throughout, enhance both comfort and efficiency, while the addition of a smart meter supports everyday energy management. With a generous driveway, garage, and a south-facing garden, the property offers a strong combination of indoor and outdoor space suited to modern living. The overall feel is one of a home that has been carefully improved to provide reliability, ease, and immediate usability for its next owner.



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- Newly refreshed throughout with fresh décor and flooring, creating a clean and move-in ready home
- Brand new double glazing including windows and door, improving energy efficiency and comfort
- New central heating system installed, offering improved reliability and efficiency
- Spacious lounge and dining area providing a bright and versatile main living space
- Two well proportioned bedrooms with practical layout off the hallway
- Modern shower room featuring a walk-in shower for ease of use
- Fitted kitchen with good storage and functional worktop space
- South facing rear garden designed for low maintenance, ideal for outdoor seating
- Large driveway providing ample off-road parking for multiple vehicles
- Positioned within a quiet cul de sac, creating a peaceful residential setting

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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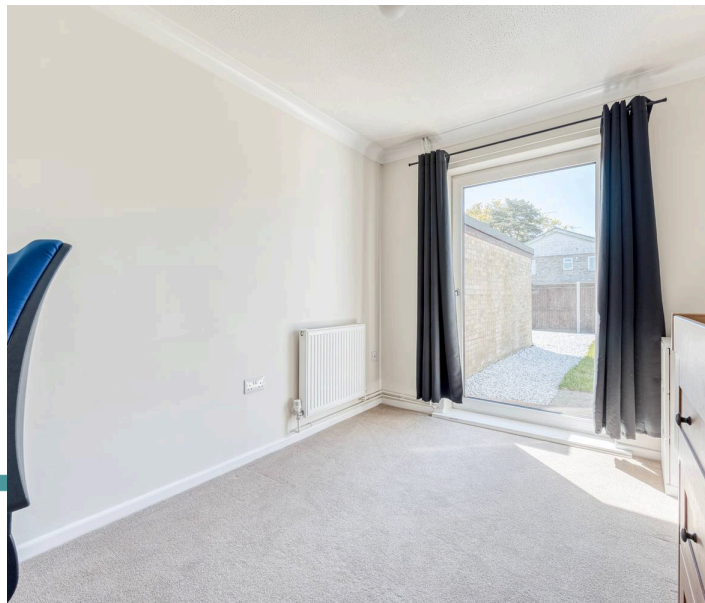
Location

Situated within a modern residential development in the village of Belton, Silver Gardens offers a convenient setting with easy access to a range of local amenities. Belton provides everyday essentials including shops, a primary school, and places to eat, along with good transport links to surrounding areas. The nearby towns of Gorleston and Great Yarmouth offer a wider selection of supermarkets, retail outlets, leisure facilities, and healthcare services.

The location is also well placed for access to the Norfolk coastline, with sandy beaches and coastal walks just a short distance away. Surrounded by countryside and nearby green spaces, the area offers opportunities for outdoor activities while remaining well connected for day-to-day living.

Silver Gardens

Stepping inside, the hallway provides access to all rooms, creating a simple and functional layout. The lounge and dining area is a bright and welcoming space, offering plenty of room for both relaxing and entertaining. Positioned to the rear, it benefits from natural light and provides a comfortable main living area with flexibility for different furniture arrangements. The kitchen is fitted with a range of units and worktop space, arranged in a practical format that works well for day-to-day use.



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The property offers two well proportioned bedrooms, both positioned off the hallway and providing comfortable accommodation with space for storage.

The shower room has been fitted with a walk-in shower, offering ease of access alongside a clean and functional finish.

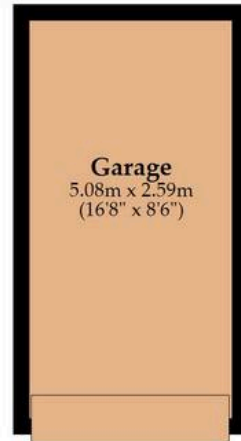
Externally, the south facing rear garden has been designed with low maintenance in mind, creating a private outdoor space ideal for seating and enjoying the sun throughout the day. To the front, a large driveway provides ample off-road parking for multiple vehicles, along with access to a detached garage which offers useful additional storage.

With its updated interior, practical layout, and peaceful setting, this is a home that offers both comfort and convenience, making it well suited to a range of buyers.



Ground Floor

Approx. 68.6 sq. metres (738.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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