



99 Rosedale Gardens, Belton

Great Yarmouth



Minors & Brady

# 99 Rosedale Gardens

Belton, Great Yarmouth

A home that immediately feels easy to imagine yourself in, this extended semi-detached property sits quietly on a corner plot in the Norfolk village of Belton and offers a lifestyle shaped by space, light and everyday practicality. With a generous open-plan living area, a bright garden room, an extended kitchen and three adaptable bedrooms, it's the kind of place that supports family life as it naturally evolves. The private rear garden adds another layer of appeal, with room to unwind, grow, create or simply enjoy the outdoors, while the owned solar panels provide a thoughtful, energy-efficient benefit. With its flexible layout, peaceful setting and clear potential to personalise, this is a home ready for its next chapter.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



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## Belton

Rosedale Gardens is positioned on the western side of Bradwell, a well-established Norfolk village that blends quiet neighbourhood living with the convenience of nearby services. The setting is largely residential, with green spaces, footpaths and easy routes into both Gorleston-on-Sea and Great Yarmouth, making it appealing for anyone who wants a relaxed base with strong links to larger towns.

Bradwell itself provides a solid range of amenities. Everyday shopping is straightforward thanks to Morrisons and Tesco Express, with a Sainsbury's Local also close by. For a wider choice, Gorleston offers larger stores. The village includes pubs, takeaways, medical services, parks, and community facilities such as The Old School Village Centre, giving the area a practical, lived-in feel.

Families benefit from several nearby schools. Within Bradwell, the closest options include Woodlands Primary Academy, Homefield VC Primary, and Hillside Primary School. For secondary education, Lynn Grove Academy in Gorleston is the nearest major school. These sit within a small radius, keeping school runs manageable.

Transport links are straightforward. Local bus routes connect Bradwell with Gorleston, Great Yarmouth and surrounding villages, while drivers have quick access to the A143 and A47, opening up routes towards Norwich and the wider region. Great Yarmouth railway station provides rail connections for commuting or leisure trips. The coast is only minutes away, making beach visits and seafront walks an easy part of day-to-day life.



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Positioned on a corner plot along a quiet cul-de-sac in the Norfolk village of Belton, this extended semi-detached residence offers a generous and adaptable layout ideal for modern family living. With around 1,185 sqft of accommodation, the interior presents a well-balanced footprint that can be updated to suit individual tastes and requirements.

A practical porch sets the scene on arrival, offering a bright and useful space for everyday essentials before stepping into the entrance hall. From here, the ground floor unfolds with a sense of ease and continuity.

The open-plan living and dining room spans the full depth of the home, creating a versatile environment for both relaxed evenings and sociable gatherings. Natural light filters through from both aspects, while the proportions allow for clearly defined zones without interrupting the overall flow.

Sliding internal doors lead into the garden room, a naturally light extension that enhances the reception space and provides a pleasant outlook over the rear garden. It is a comfortable spot for reading, working or simply enjoying the changing seasons.



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The extended kitchen offers a practical arrangement of wall and base units, a freestanding oven, space for additional appliances and room for a breakfast table. It is a functional and welcoming area that can be personalised to suit a range of culinary preferences. A side porch provides an additional entrance, adding convenience for daily routines.

Upstairs, three bedrooms provide flexibility for a variety of lifestyles. Each room offers privacy and comfort, with the option to create a home office, dressing room or nursery depending on individual needs. The bathroom features a classic three-piece suite, ready for updating if desired.

The property benefits from ten energy-efficient solar panels, owned outright by the current sellers, providing an appealing long-term advantage for those seeking a home with reduced running costs.

The rear garden is a well-considered outdoor space, designed for both enjoyment and practicality. A patio offers room for outdoor seating, while the ornamental pond adds interest and a sense of calm. The lawn is neatly maintained, complemented by a greenhouse for those who enjoy gardening and a large timber shed or workshop offering excellent storage or hobby space.

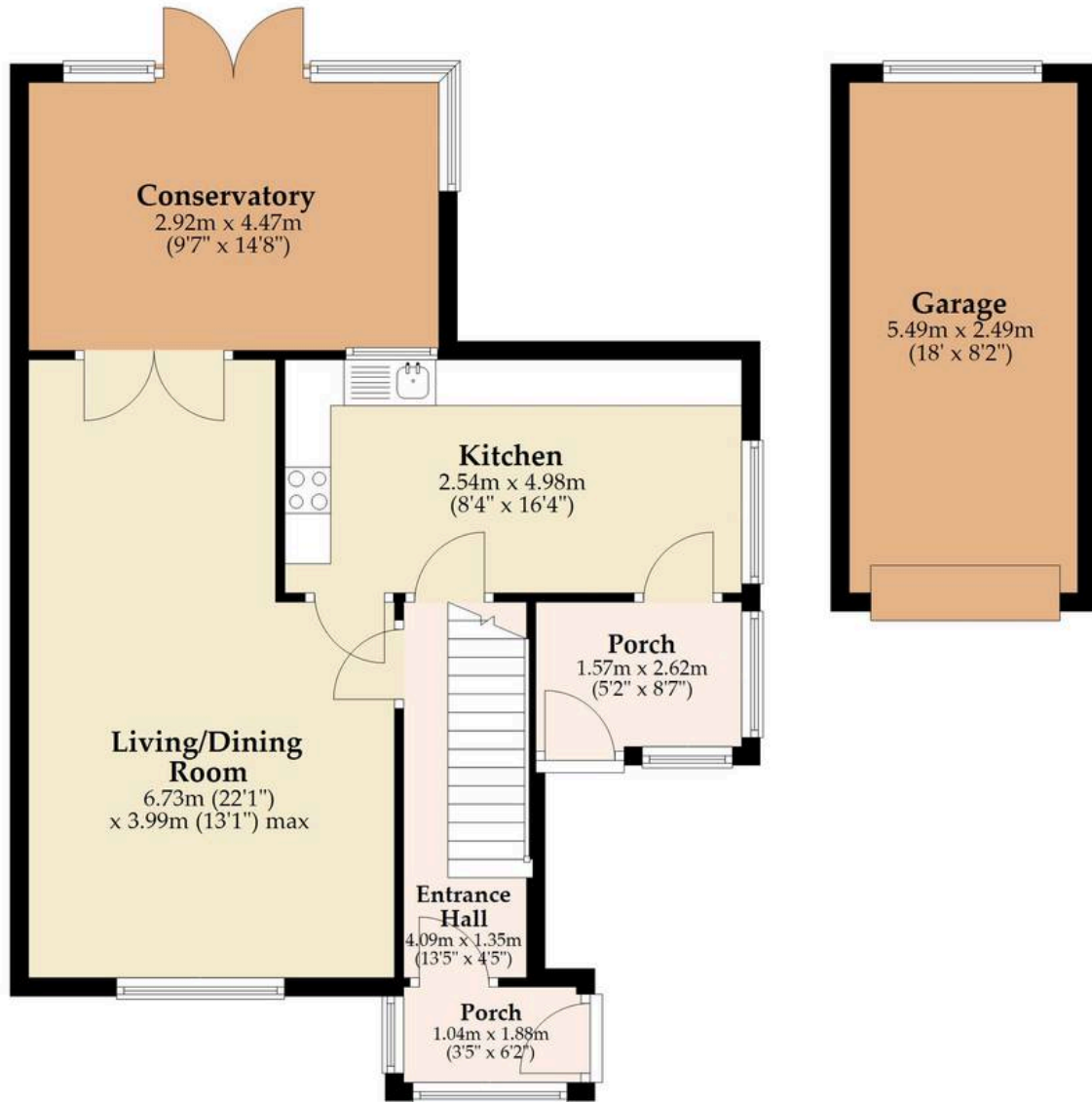
To the rear boundary, a driveway provides off-road parking and leads to a detached single garage.

This is a home that offers space, potential and a peaceful residential setting within easy reach of local amenities and the Norfolk coastline. Its adaptable layout, established garden and energy-efficient features make it an appealing opportunity for buyers looking to shape a property to their own style while enjoying the benefits of village living.



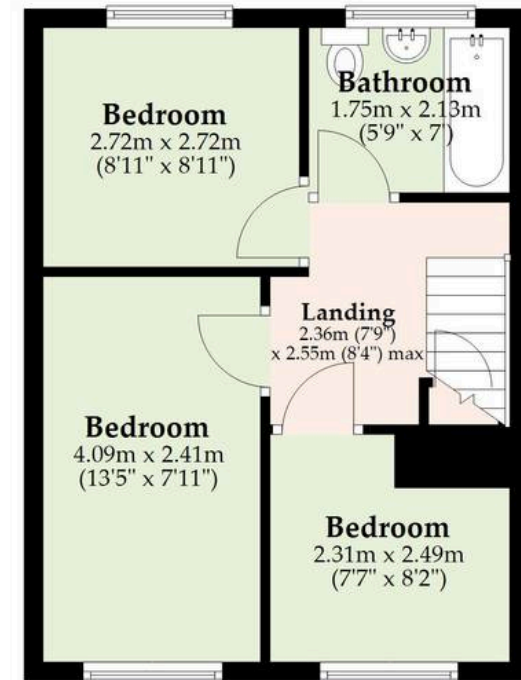
## Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 110.1 sq. metres (1185.3 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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