



55 Station Road South, Belton
Great Yarmouth



Minors & Brady

55 Station Road South

Belton, Great Yarmouth

A four-bedroom main residence paired with a two-bedroom self-contained annexe, this beautifully renovated Belton home offers a lifestyle shaped by space, privacy and modern village living. Set within a generous third-acre plot, the property balances refined interiors with flexible accommodation, creating an environment suited to both everyday comfort and multi-generational possibilities. Bright, flowing living spaces, a high-specification kitchen and seamless connections to the garden establish an easy rhythm throughout the main house, while the annexe provides complete independence for extended family, guests or work-from-home arrangements. Mature trees, sweeping lawns and a series of outdoor areas enhance the sense of retreat, making this a home where contemporary ease and rural calm sit naturally together.

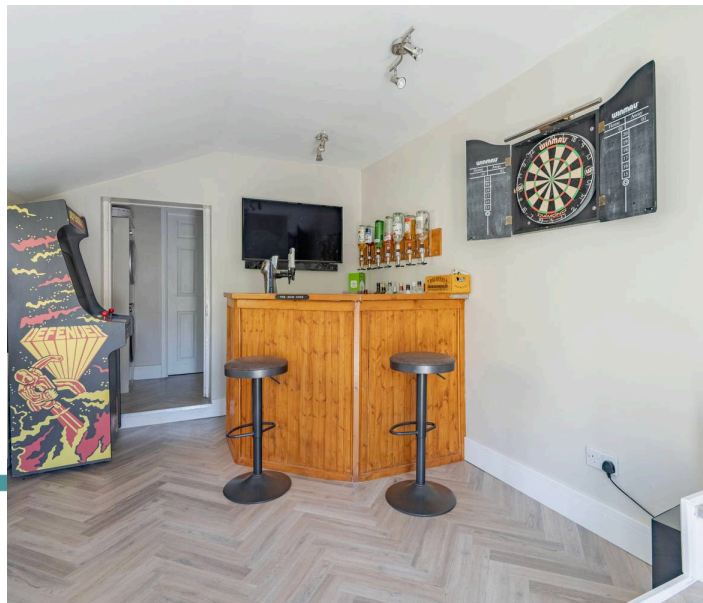
Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

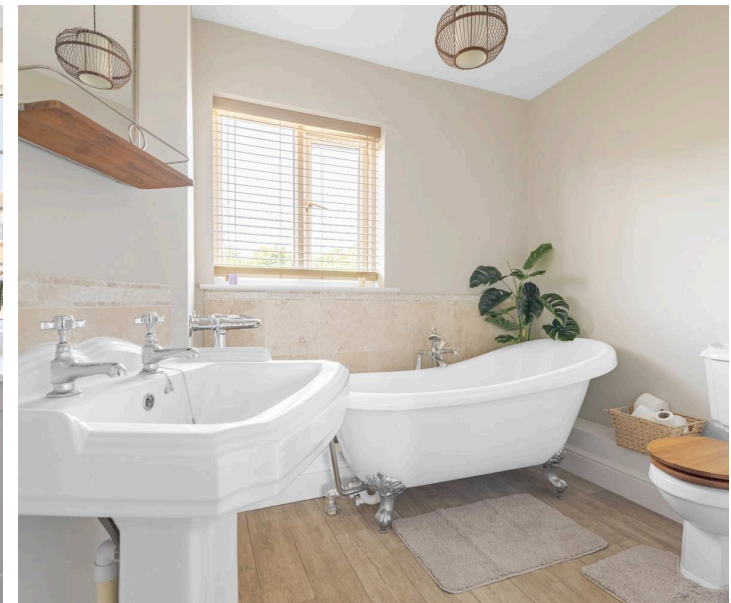
Council tax band: main residence D and annexe A.



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- Fully renovated detached residence with a two-bedroom self-contained annexe, positioned in the desirable Norfolk village of Belton
- Set on 1/3 of an acre plot (stms), approached via a vast driveway providing off-road parking for multiple vehicles and large double garage for storage use
- Formal sitting room with a focal point of a feature brick fireplace and a front-facing window, inviting relaxation and entertaining
- High-end kitchen equipped with quality cabinetry, a full-range of integrated appliances, a breakfast bar unit for casual dining and a separate utility room/cloakroom
- Kitchen effortlessly flows into the family/dining room, where French doors open out to the garden, creating the perfect setting for hosting summer occasions
- Flexible entertainment room that is currently utilised as a bar/games room, with the potential to be a home office, bedroom or a playroom for children
- Three first-floor double bedrooms, two of which benefit from private en-suites, whilst the remaining bedroom offers built-in wardrobes
- Self-contained annexe, featuring an open-plan kitchen/living room, two-bedrooms, a bathroom, a raised decked terrace and large garden, suitable for multi-generational living
- Substantial garden that offers endless opportunities, offering a levelled patio for outdoor seating, a sweeping lawn, tall mature trees for privacy and a powered summerhouse with a toilet
- Planning permission in place for an additional floor within the main residence, to expand the accommodation to suit your own lifestyle preferences



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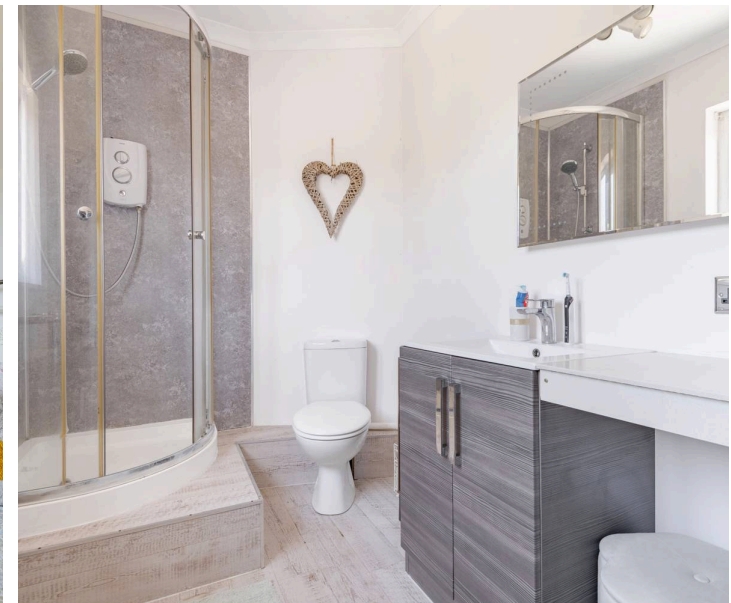
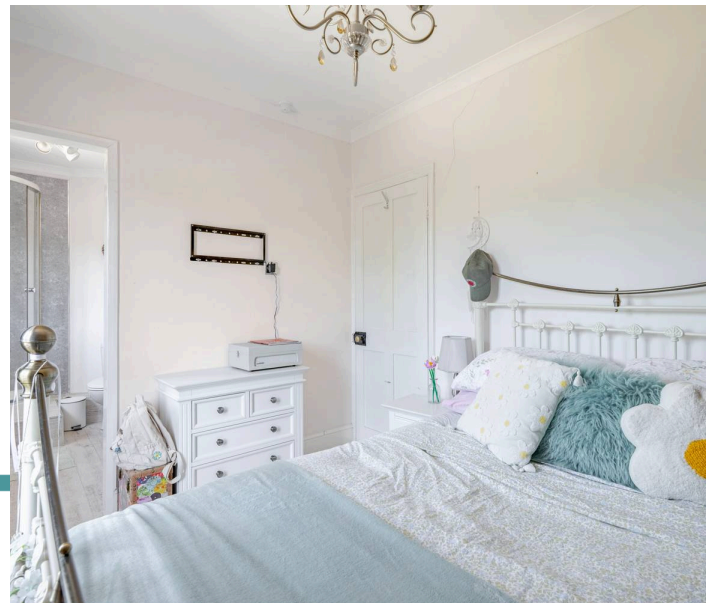
Belton

Station Road South sits in a settled residential pocket of Belton, a village that feels self-contained without being remote. Within the village you'll find a convenience store, a pub, a post office, playing fields and community facilities, giving residents practical amenities within walking distance.

Belton links directly to Bradwell, only a few minutes away by car. Bradwell acts as the main shopping area for this part of the borough, with supermarkets, pharmacies, takeaways and general retail clustered around its central streets. Gorleston and Great Yarmouth sit slightly further out, offering larger supermarkets, leisure facilities and coastal access.

The closest schools to Station Road South are Moorlands Primary Academy, located within the village itself, and Woodlands Primary Academy in nearby Bradwell. For secondary education, residents typically look toward Ormiston Venture Academy in Gorleston or Lynn Grove Academy in Bradwell.

Transport links are straightforward: regular bus routes run through Belton toward Gorleston and Great Yarmouth, and the A143 and A47 are both reachable within a short drive, connecting to Norwich, Lowestoft and the wider Norfolk-Suffolk area. This makes commuting practical while keeping the village's quieter character intact.



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A gentle sense of arrival defines this renovated detached residence in the Norfolk village of Belton, where contemporary refinement meets the calm of a rural setting. Set within a plot of roughly one-third of an acre (stms), the home sits well back from the lane, approached by a broad private driveway that sweeps towards the house and its large double garage. Mature trees and established boundaries lend privacy, while the village's quiet character is balanced by convenient proximity to nearby towns and essential amenities.

Inside, the home unfolds with a composed elegance. A central entrance hall, bright and airy, forms the axis of the ground floor. Its herringbone flooring runs throughout, creating a sense of continuity. The formal sitting room lies to the front, anchored by a feature brick fireplace that introduces warmth and texture. A wide front-facing window draws in natural light, shaping a room suited to both quiet evenings and relaxed entertaining.

The kitchen has been designed with a focus on quality and everyday ease. High-end cabinetry, integrated appliances, including double oven, gas hob, dishwasher, fridge/freezer and larder cupboard, and a breakfast bar create a space that is both functional and beautifully finished. A separate utility room accommodates laundry appliances and a cloakroom, allowing the kitchen to remain uncluttered and purposeful.



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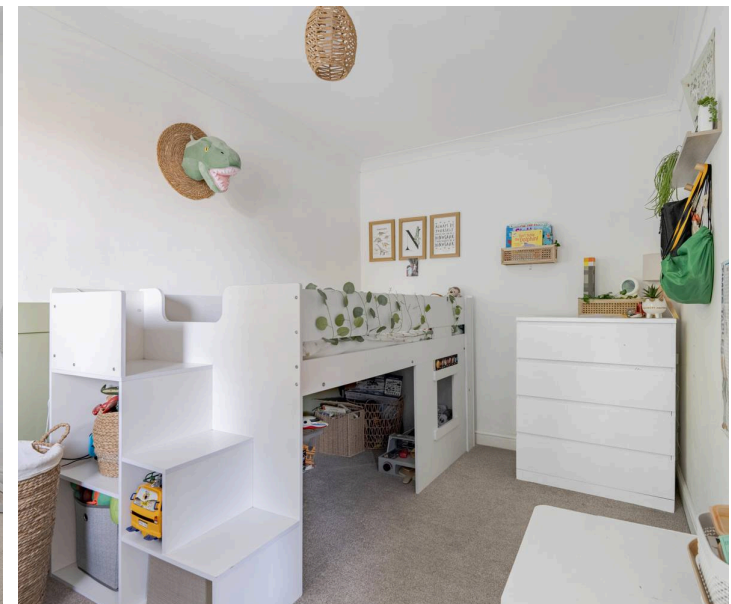
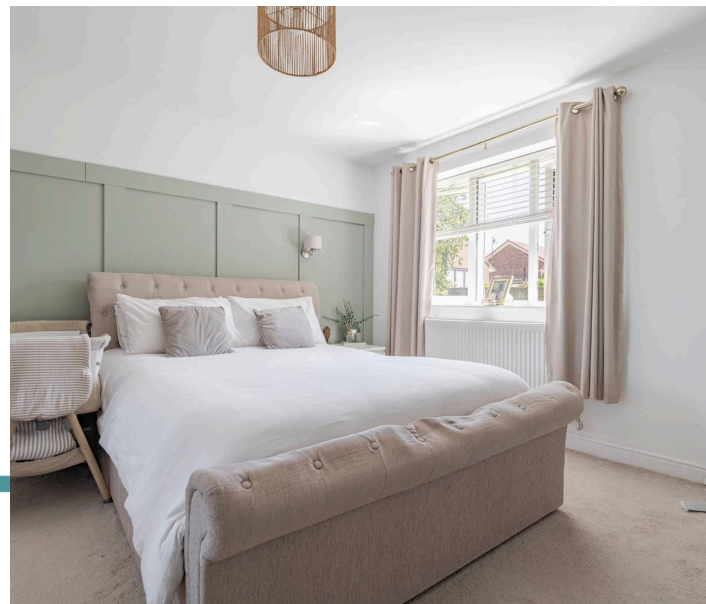
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Flowing naturally from the kitchen, the family/dining room embraces a more informal rhythm. French doors open directly onto the garden, encouraging a seamless connection between indoor living and outdoor gatherings. This relationship with the landscape is a defining feature of the home, with each space positioned to enjoy views of the grounds.

A further reception room offers welcome flexibility. Currently arranged as a bar and games room, it holds potential as a home office, additional bedroom or children's playroom, its adaptable nature ensuring the home can evolve with changing needs.

Upstairs, three double bedrooms provide generous accommodation. Two enjoy private en-suite facilities, each finished with contemporary fittings of notable quality: one with a sleek shower suite, the other with a refined bathroom featuring a freestanding bath. The third bedroom includes full-height built-in wardrobes, maintaining clean lines and ample storage. Planning permission is already in place for an additional floor, offering future owners the opportunity to expand the home in a way that suits their lifestyle.



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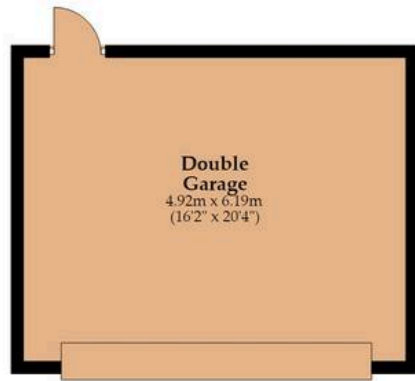
At the far end of the garden, a self-contained two-bedroom annexe provides further versatility. Designed with the same attention to detail, it features an open-plan kitchen/living space with integrated appliances and French doors leading to a raised decked terrace. Two double bedrooms and a contemporary bathroom complete the accommodation, creating an ideal setting for multi-generational living, guest use or independent rental potential. The annexe enjoys its own generous garden area, ensuring privacy while remaining connected to the main residence.

The grounds themselves are a significant part of the home's appeal. A levelled patio offers space for outdoor dining, while the sweeping lawn stretches outward, bordered by tall mature trees that create a sense of seclusion. A powered summerhouse with its own toilet sits quietly within the garden, offering yet another retreat, whether imagined as a studio, reading room or a peaceful place to work.

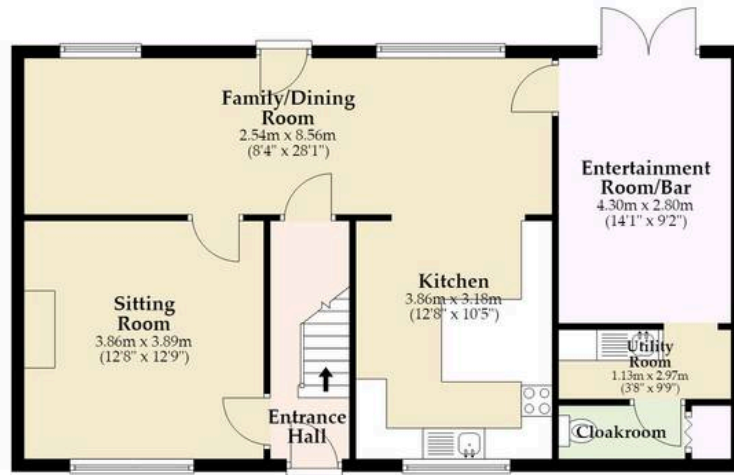
Throughout, the property conveys a sense of quiet luxury: spaces shaped by light and proportion, materials chosen for their quality, and an atmosphere that favours calm over ostentation. Belton's village setting enhances this feeling, offering tranquillity without isolation.



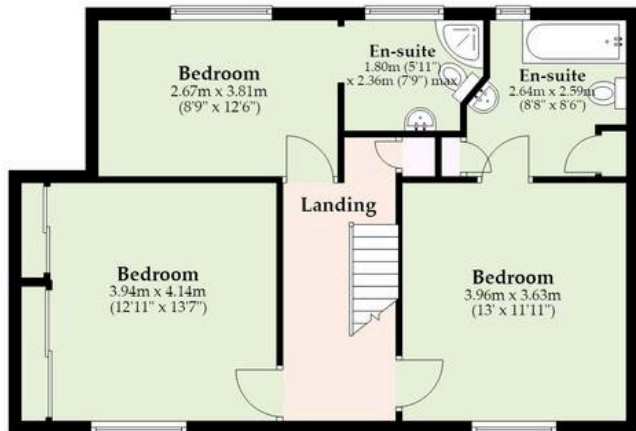
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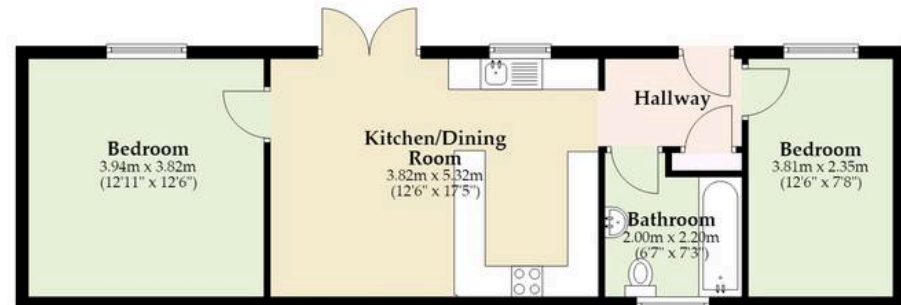
Ground Floor
Approx. 105.1 sq. metres (1131.2 sq. feet)



First Floor
Approx. 61.4 sq. metres (660.8 sq. feet)



Annexe
Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 220.7 sq. metres (2376.0 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.

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