



4 Moorland Way, Belton

Minors & Brady



4 Moorland Way

Belton, Great Yarmouth

A home that lends itself effortlessly to family life, this detached Belton property combines generous living space with thoughtful modern touches that make every day feel easier. Three reception rooms create a natural flow for socialising and quiet downtime, while the well-appointed kitchen and contemporary bathrooms bring a sense of comfort and quality. Five double bedrooms offer room to grow, and the dedicated study provides a welcome space for working from home. Outside, the private, non-overlooked garden is perfect for relaxed evenings, with a hot tub included for those who enjoy unwinding in style. Energy-efficient solar panels and battery storage, a large driveway and the convenience of village amenities close by complete the picture of a home designed for practical living with a strong lifestyle appeal.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

12 solar panels and two batteries, fully owned by the current owners.



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- Offered chain free
- Detached family home in the well-served village of Belton, Norfolk
- Fully owned solar panels with battery storage for improved energy efficiency and reduced running costs
- Three reception rooms providing flexible space for family living, entertaining and quiet downtime
- Well-appointed kitchen with fitted units, composite sink, tiled splashbacks, under-cupboard lighting and integrated fridge-freezer
- Dedicated study created from part of the original garage, ideal for home working
- Five double bedrooms arranged from a generous landing, including a principal bedroom with en-suite
- Private, non-overlooked rear garden with lawn, patio, decking and a hot tub that is included in the sale
- Large driveway offering excellent off-road parking
- Easy access to a range of amenities, including shops, schools, transport links and nearby coastal towns



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The Location

Moorland Way forms part of a settled residential area in Belton, a Norfolk village known for its practical amenities and easy day-to-day living. The setting is suburban and well connected, with local footpaths and green pockets giving the neighbourhood a relaxed, family-friendly feel.

Belton offers a strong range of essentials, including a Tesco Express, GP surgery, pharmacy, pub, and various independent services that support a straightforward routine. Just a short distance away, Bradwell provides a wider choice of shops and facilities, adding larger retailers, cafés and takeaways for those wanting more variety.

Schooling is well covered locally, with Moorlands Primary Academy and Belton CE Primary School in the village, and Lynn Grove Academy in nearby Gorleston for secondary education. Transport links are practical, with regular bus services to Gorleston and Great Yarmouth, and straightforward road access to the A143 and A47 for wider Norfolk and Suffolk.

Altogether, it's a location that supports a comfortable, well-connected lifestyle with everyday amenities close at hand.



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Moorland Way

Set within the well-served village of Belton, this chain-free detached home offers generous family accommodation, modern energy-efficient features and a private, non-overlooked garden that lends itself beautifully to everyday living.

The ground floor unfolds through a welcoming living room that leads into a dedicated study created from part of the original garage, an ideal spot for home working or quiet reading. The dining room forms the central hub of the home and opens into a bright conservatory, creating an easy flow for gatherings and relaxed weekends.

The kitchen is well appointed with a comprehensive range of fitted units, integrated fridge-freezer, space for further appliances and a composite sink with mixer tap. Tiled splashbacks and under-cupboard lighting add a practical finish, while the adjoining lobby/utility area provides additional storage, plumbing for laundry appliances and direct access outside.

A modern shower room completes the ground floor, fitted with a mains shower, vanity basin, WC and heated towel rail.



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Upstairs, a broad landing leads to five comfortable double bedrooms. The main bedroom enjoys its own en-suite, featuring a corner shower, vanity basin, WC and heated towel rail.

The family bathroom is equally well equipped, offering a panelled bath, separate shower, vanity basin, WC and extractor fan.

Outside, the property continues to impress. A large driveway provides excellent parking, and the rear garden is fully enclosed with lawn, patio and decking, perfect for outdoor dining, children's play and quiet evenings. A hot tub is included, adding a welcome touch for those who enjoy unwinding at home. Mature planting provides privacy, and the garden's layout offers plenty of scope for family use throughout the seasons.

The home benefits from UPVC double glazing, gas central heating and fully owned solar panels with battery storage, bringing valuable energy efficiency and reduced running costs.

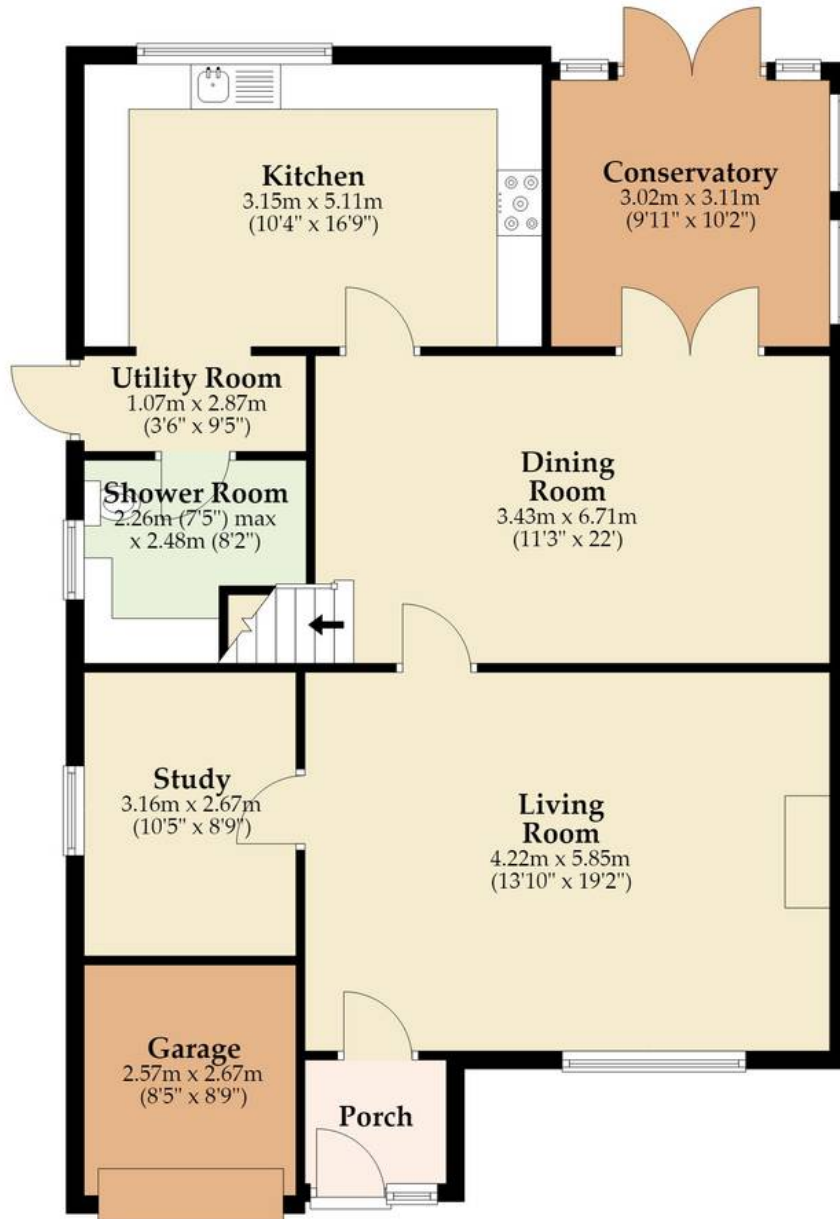
A well-balanced, versatile home with strong lifestyle appeal, ready to welcome its next owners.



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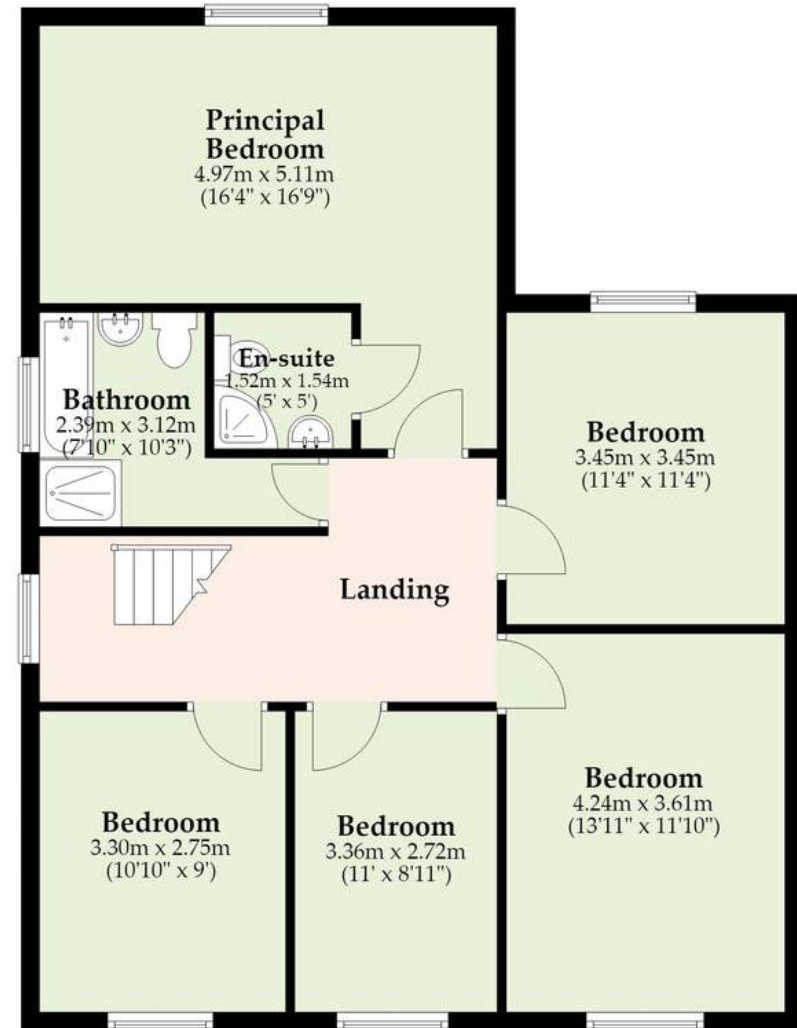
Ground Floor

Approx. 100.0 sq. metres (1076.0 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.6 sq. feet)



Total area: approx. 185.9 sq. metres (2000.6 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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