



2 The Cove, Belton

Minors & Brady



2 The Cove

Belton, Great Yarmouth

Offering far more than first meets the eye, this extended four-bedroom semi-detached home presents an exceptional opportunity to enjoy spacious and adaptable family living in the sought-after village of Belton. The standout open-plan kitchen and living space provides a superb setting for everyday life and entertaining, while the enclosed westerly-facing garden, garage and driveway further enhance the appeal of this exceptionally well-presented home.

Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.



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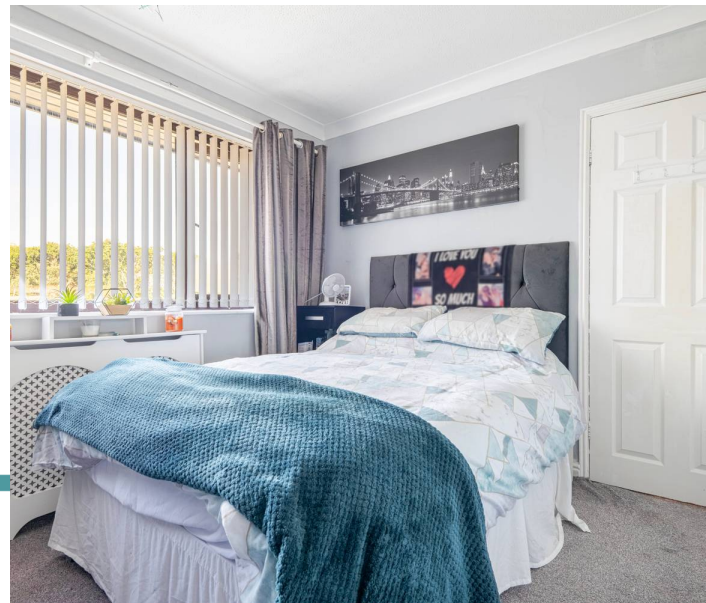
Belton, Great Yarmouth

The Location

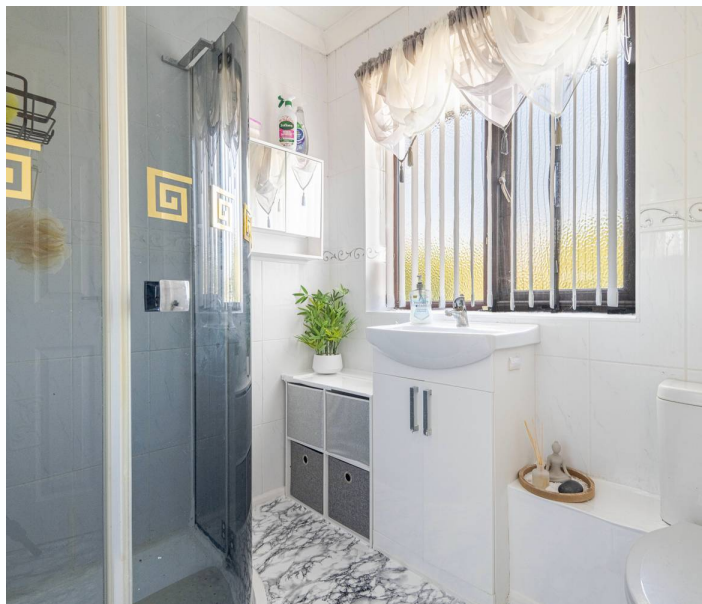
The Cove is located in the Norfolk village of Belton, positioned between Bradwell to the north, Gorleston-on-Sea around three miles east, and Great Yarmouth approximately five miles northeast. The village itself offers practical amenities including a post office, village shop, pharmacy, and a selection 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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Occupying a desirable position within the highly sought-after village of Belton, this beautifully extended four-bedroom semi-detached home offers generous and versatile accommodation ideally suited to modern family living.

The property is approached via a well-presented frontage, featuring a low-maintenance garden with artificial lawn, colourful flower and shrub borders, attractive iron railings and a paved pathway leading to the entrance.

From the moment you step inside, the welcoming entrance hall creates an excellent first impression, providing access to the principal accommodation and staircase rising to the first floor. A useful understairs storage cupboard enhances functionality, while natural light from the front-facing window brightens the space.

Positioned to the front of the property is a highly versatile reception room, currently arranged as a bedroom but originally a living room. This adaptable room offers excellent flexibility for growing families, multi-generational living, guest accommodation or those seeking a dedicated home office. Built-in wardrobes provide valuable storage, while the front-facing aspect ensures a pleasant outlook and an abundance of natural light.

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Undoubtedly forming the heart of the home is the stunning open-plan kitchen and living area, created through the property's rear extension. Designed with modern lifestyles in mind, this exceptional space is flooded with natural light from a combination of Velux roof windows, rear glazing and sliding patio doors opening directly onto the garden. The vaulted ceiling further enhances the sense of space and creates a wonderfully airy atmosphere throughout.

The kitchen has been thoughtfully designed with a comprehensive range of fitted wall and base units, complemented by generous work surfaces and integrated cooking appliances. There is ample space for everyday family life as well as entertaining, with the layout allowing seamless interaction between cooking, dining and relaxation areas. The adjoining living space provides a superb setting for gathering with family and friends, while the patio doors create a strong connection to the outdoor environment during the warmer months.

Completing the ground floor is a well-appointed cloakroom featuring a contemporary suite, fitted storage and a heated towel rail, adding further convenience to the accommodation.

The first-floor landing provides access to the remaining bedrooms and family shower room, whilst also offering access to the loft space and additional built-in storage.





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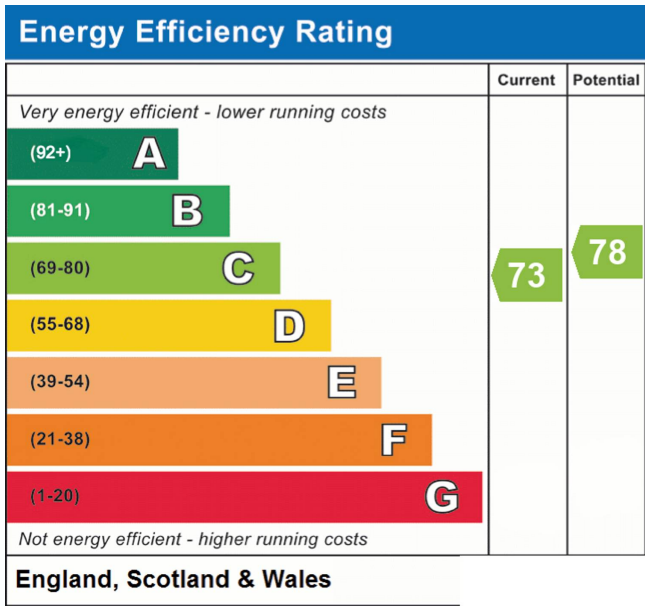
Belton, Great Yarmouth

The principal bedroom enjoys a pleasant rear aspect overlooking the garden and provides comfortable accommodation with space for a range of furnishings. Bedroom two is another well-proportioned double room situated to the front of the property, offering flexibility for family members, guests or home working requirements. Bedroom three benefits from built-in wardrobes and useful storage solutions, making excellent use of the available space while remaining a comfortable bedroom. Together, the bedrooms offer versatile accommodation suited to a variety of lifestyles.

Serving the first floor is a stylish shower room, fitted with a contemporary suite including a fully tiled shower enclosure with rainfall shower, vanity storage, heated towel rail and fully tiled walls. The room has been thoughtfully finished to provide both practicality and a modern aesthetic.

Outside, the rear garden enjoys a desirable westerly orientation, making it an ideal setting for enjoying afternoon and evening sunshine. Designed for ease of maintenance, the garden features attractive artificial lawn areas, established flower and shrub displays, and a shingled pathway that creates clearly defined outdoor spaces for relaxing and entertaining. The enclosed nature of the garden provides privacy and security, making it particularly appealing for families with children and pets. A useful storage shed adds further practicality, while gated access leads conveniently to the driveway and garage.

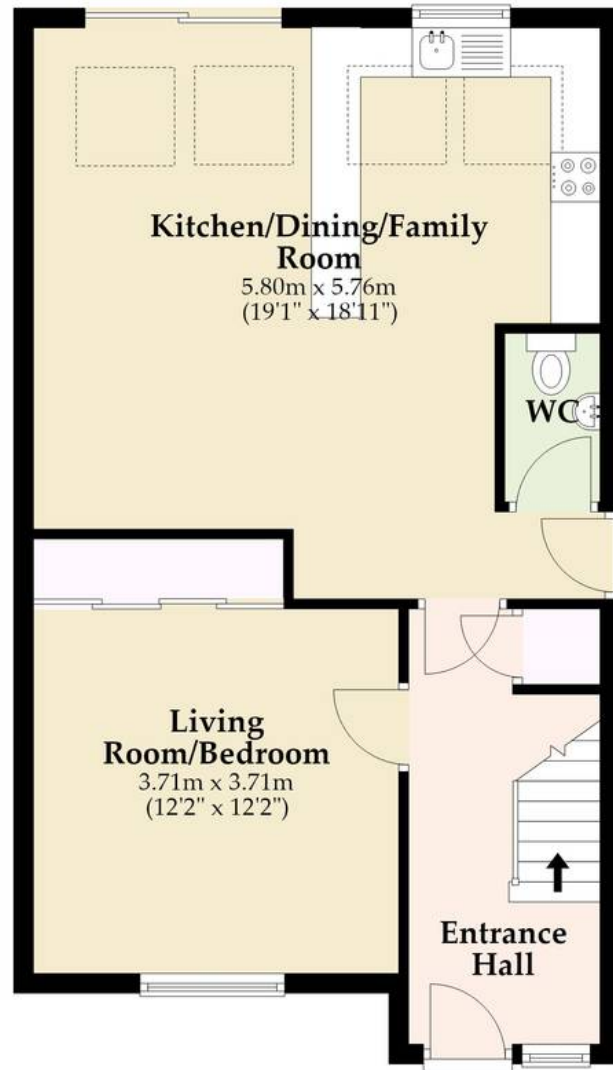
The garage provides valuable storage or workshop potential and is complemented by a private driveway offering off-road parking. Together, the outdoor space and parking arrangements further enhance the appeal of this home.



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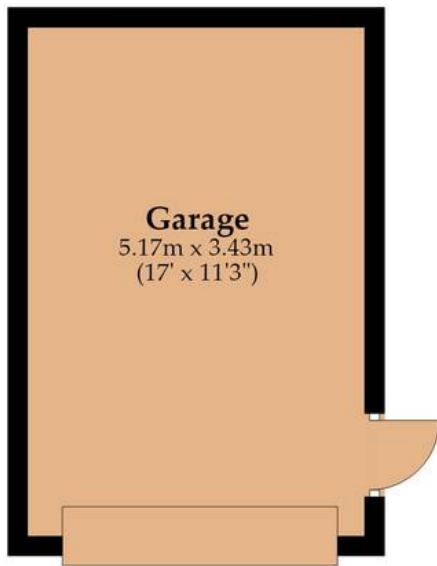
Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



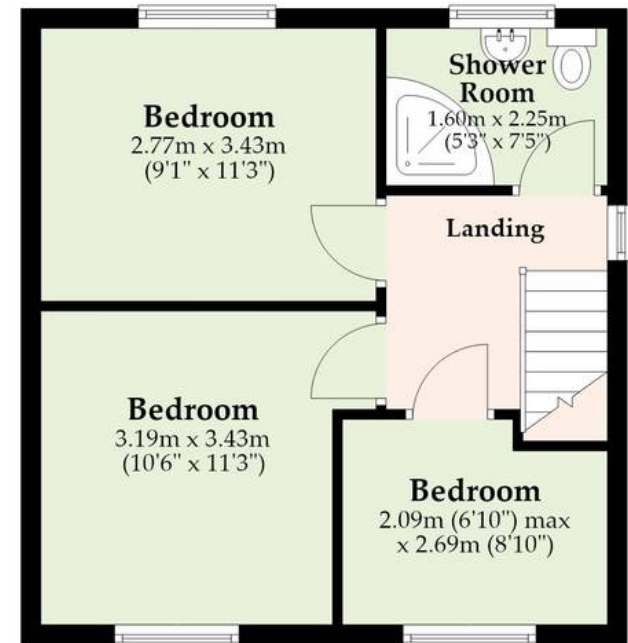
Garage

Approx. 17.7 sq. metres (190.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 109.4 sq. metres (1178.0 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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Meet *Sarah*
Senior Property Consultant



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