



53 Fern Gardens, Belton

Minors & Brady



53 Fern Gardens

Belton, Great Yarmouth

Ideal for first-time buyers, families or investors, this well-presented three-bedroom home offers spacious living, low-maintenance gardens and allocated parking within a popular village setting. The bright and welcoming accommodation includes a generous sitting room, separate dining area and a practical fitted kitchen with direct garden access. Upstairs, three versatile bedrooms are complemented by a well-appointed family bathroom. Outside, enclosed front and rear gardens provide attractive outdoor space that is easy to maintain throughout the year. Positioned within a quiet cul-de-sac in sought-after Belton, the property enjoys excellent access to local amenities, schools and transport links.

- Well-presented three-bedroom mid-terrace home
- Tucked away within a quiet cul-de-sac in popular Belton
- Ideal for first-time buyers, families or investors
- Spacious sitting room with useful understairs storage
- Bright and airy dining area overlooking the rear garden
- Fitted kitchen with ample storage and workspace
- Three versatile first-floor bedrooms
- Modern family bathroom with heated towel rail
- Enclosed, low-maintenance front and rear gardens with timber shed
- One allocated parking space and gas central heating throughout





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The Location

Situated within a popular residential area, this location offers convenient access to a wide range of everyday amenities, including local shops, supermarkets, schools and healthcare services. Tesco Superstore is within easy reach for day-to-day shopping, while nearby primary schools make the area particularly appealing to families. Excellent road and public transport links provide straightforward connections into Great Yarmouth town centre and the surrounding areas, making it well suited to commuters and those seeking easy access to local facilities.

The seafront and sandy beaches are within easy reach, offering the opportunity to enjoy the Norfolk coastline throughout the year. Nearby Bradwell and Gorleston are just a short distance away and provide an even wider selection of shops, supermarkets, restaurants, leisure facilities and essential services. The popular King's Head public house is also nearby, offering a welcoming spot to enjoy food and drink with family and friends.

For those who enjoy spending time outdoors, the area benefits from several local parks and green spaces, ideal for walking, recreation and family outings. The River Waveney is close by, whilst the popular Fritton Lake Estate offers picturesque surroundings, walking routes and leisure opportunities. Combining convenience, coastal living and excellent access to neighbouring towns and villages, this location remains a popular choice for a wide range of buyers.





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Fern Gardens, Belton

Perfectly suited to modern family living, this well-presented three-bedroom mid-terrace home offers spacious accommodation, low-maintenance outdoor space and the convenience of village living within easy reach of everyday amenities. Tucked away within a quiet cul-de-sac in the popular village of Belton, the property presents an excellent opportunity for first-time buyers, growing families or investors alike.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that provides access to the ground floor and staircase to the first floor. Positioned at the front of the home, the sitting room is a comfortable and inviting space, filled with natural light from the front-facing window. Generous proportions allow plenty of room for furnishings, while useful understairs storage helps to keep the space organised.

Flowing seamlessly from the sitting room, the dining area creates an ideal setting for family meals and entertaining guests. Bright and airy in feel, this versatile space enjoys views over the rear garden and offers enough room for a full dining suite, making it a natural hub for day-to-day living.

The kitchen is well-equipped with a range of fitted units providing ample storage and worktop space. Designed with practicality in mind, it includes an integrated oven alongside space for essential appliances. A door leading directly to the garden enhances functionality and allows for an easy connection between indoor and outdoor living.

M&B



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Upstairs, the first floor comprises three bedrooms, providing flexible accommodation to suit a variety of lifestyles. The principal bedroom is a comfortable double positioned at the front of the property, while the second bedroom overlooks the rear garden and offers further generous accommodation. The third bedroom is well suited as a child's room, home office, nursery or dressing room depending on individual requirements. Completing the first floor is the family bathroom, fitted with a bath incorporating a shower attachment, wash basin, WC and heated towel rail.

Outside, the property benefits from enclosed front and rear gardens designed for ease of maintenance. The front garden is attractively laid with shingle and planting, creating a welcoming approach to the home. To the rear, the garden provides a private outdoor space with decorative shingle, established borders and a useful timber shed, ideal for additional storage. A rear access gate enhances practicality, while the property further benefits from one allocated parking space.

Agent's Note

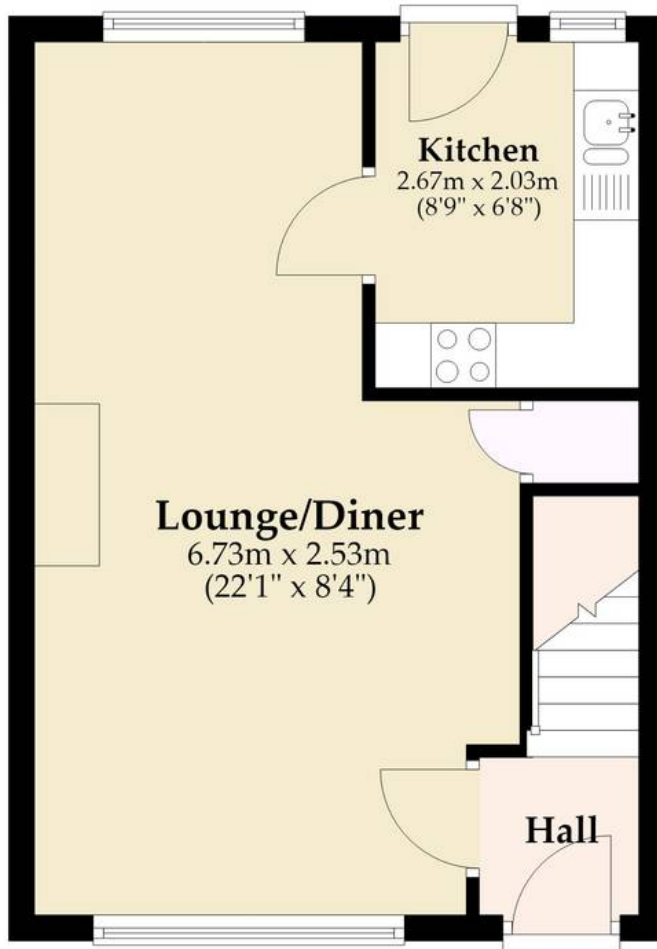
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

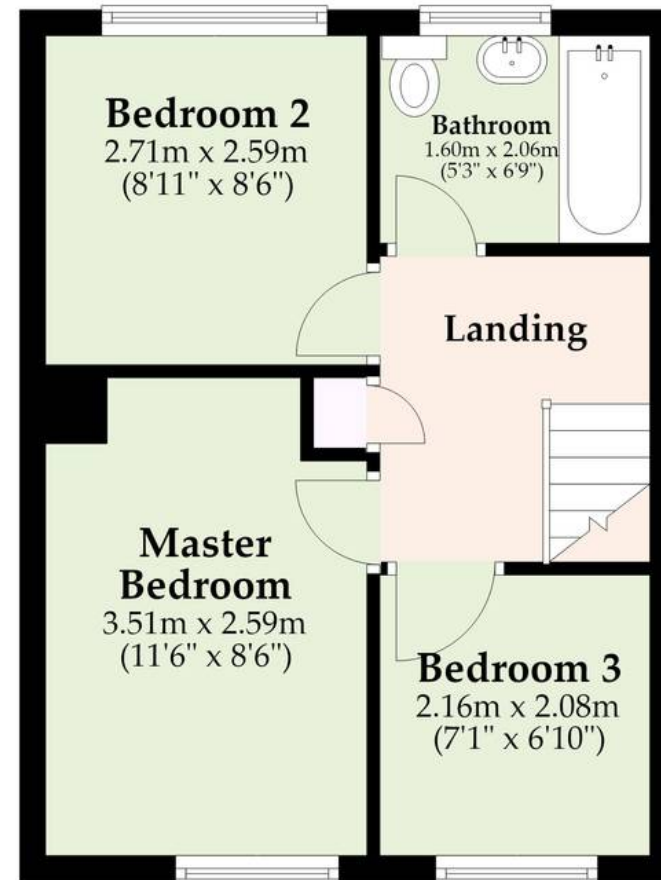
Ground Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 61.3 sq. metres (659.6 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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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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