



87 Rosedale Gardens, Belton

Minors & Brady



87 Rosedale Gardens

Belton, Great Yarmouth

Packed with character, extended for modern family living and tucked away in a peaceful setting, this versatile four-bedroom home is full of potential. Offering flexible accommodation across two floors, the property benefits from a spacious sitting room, kitchen with adjoining dining area, a substantial utility room and a ground-floor bedroom with ensuite facilities. Upstairs, three further bedrooms and a family bathroom provide plenty of space for growing families, guests or home working. Outside, a generous lawned garden with mature greenery creates a private and welcoming environment to enjoy throughout the seasons. Complemented by a private double driveway and positioned within a friendly residential area, this is a home ready to adapt to family life for years to come.

- Extended four-bedroom home offering flexible and versatile accommodation ideal for growing families or multi-generational living
- Spacious ground-floor bedroom with ensuite providing excellent guest accommodation, independent living potential or a generous principal suite
- Characterful sitting room boasting a welcoming atmosphere and serving as the heart of the home for relaxing and entertaining
- Kitchen with adjoining dining area, creating a practical space for everyday family life, mealtimes and social gatherings
- Substantial utility room extension offering valuable storage, laundry facilities and additional functionality
- Three well-proportioned first-floor bedrooms complemented by a family bathroom, providing comfortable accommodation for families of all sizes
- Private double-width driveway delivering convenient off-road parking for multiple vehicles





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The Location

Situated within the popular village of Belton, this location offers an excellent balance of countryside surroundings and everyday convenience. The village provides a range of useful amenities including a post office, village shop, pharmacy, cafés and takeaways, while nearby Bradwell and Browston offer additional local services and shopping facilities. For more extensive retail and leisure options, larger supermarkets, restaurants and entertainment venues can be found in both Gorleston-on-Sea and Great Yarmouth.

The area is well served by a selection of primary and secondary schools, making it a practical choice for families. Nearby educational facilities cater for all ages, with further schooling options available in the surrounding towns.

Transport connections are also a key benefit, with excellent road access to Great Yarmouth, Gorleston-on-Sea and the wider Norfolk area. Regular bus services connect the village to neighbouring towns and villages, supporting both commuting and everyday travel.

Combining a strong community feel with convenient access to coastal destinations, amenities and open countryside, this sought-after village location appeals to a wide range of buyers looking for a relaxed lifestyle without compromising on practicality.



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Occupying a peaceful position within a quiet and well-established residential setting, this charming four-bedroom home offers an exciting opportunity for families seeking generous living accommodation, characterful features and excellent versatility. Extended to enhance the ground floor layout, the property combines traditional charm with practical modern living, benefiting from a private double-width driveway, a beautifully established garden and accommodation that can adapt to a variety of lifestyles.

A welcoming hallway sets the tone upon entering the home, leading through to a spacious sitting room positioned at the front of the property. This inviting reception space enjoys plenty of natural light and features attractive character elements, creating a warm and comfortable environment for everyday family life. Whether relaxing after a busy day or hosting friends and family, the room provides a wonderful central hub within the home.

Beyond, the kitchen offers excellent storage and workspace, with a layout that naturally connects to the dining area. Positioned to the rear, the dining space provides an ideal setting for family meals, entertaining guests or enjoying everyday routines, with pleasant views across the garden and easy access outdoors.



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One of the most appealing aspects of the property is the substantial ground floor extension, which has significantly increased the flexibility of the accommodation. The extended utility room provides valuable additional storage and laundry space, helping to keep family life organised and clutter free.

Accessed from this area is a generous ground floor bedroom complete with its own ensuite facilities. This versatile space could serve as a principal bedroom, guest suite, accommodation for multi-generational living or even provide potential for those seeking a dedicated work-from-home environment.

The first floor continues to offer excellent family accommodation, comprising three further bedrooms arranged around a central landing. The principal first-floor bedroom provides a comfortable retreat, while the remaining rooms offer flexibility for children, guests, hobbies or home office use. A family bathroom serves the upstairs accommodation and completes the practical layout.

Outside, the property enjoys a lovely garden that creates a real sense of privacy and tranquillity. Predominantly laid to lawn and enhanced by mature planting, established greenery and attractive borders, it provides an ideal space for children to play, keen gardeners to enjoy or simply somewhere to relax and unwind during warmer months. The garden's established nature gives it a welcoming feel that has clearly been nurtured over time.

To the front, a private double driveway provides convenient off-road parking, adding further practicality to an already well-balanced home.



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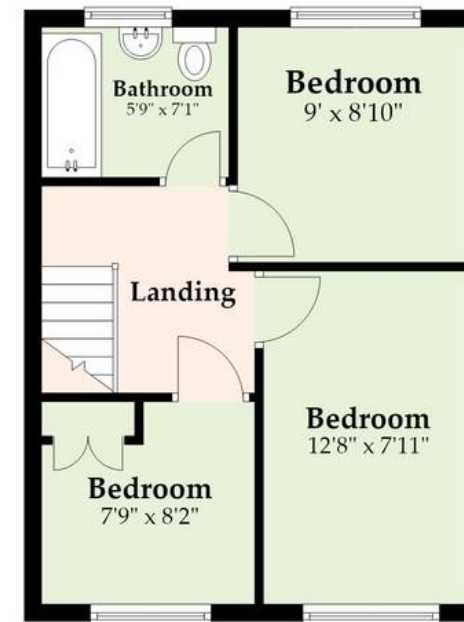
Ground Floor

Approx. 730.8 sq. feet



First Floor

Approx. 360.4 sq. feet



Total area: approx. 1091.2 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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