



16 St. Georges Road, Belton

Minors & Brady



16 St. Georges Road

Belton, Great Yarmouth

Occupying a generous footprint within a peaceful cul-de-sac setting, this versatile four-bedroom detached home offers an exceptional amount of living space, perfectly suited to modern family life. With three reception areas, two bathrooms and an en-suite to the principal bedroom, the layout provides flexibility for home working, multi-generational living or growing families. The well-balanced accommodation flows effortlessly between formal and informal living spaces, while the private rear garden offers an ideal environment for relaxation and entertaining. An oversized garage and ample driveway parking further enhance the practicality of the property. Offered with no onward chain, this is a fantastic opportunity to secure a substantial family home in the sought-after village of Belton.

- Substantial four-bedroom detached family home positioned within a peaceful cul-de-sac setting
- Generous and highly versatile footprint with three reception rooms offering flexible living arrangements
- Spacious lounge, separate dining room and additional sitting room/study ideal for home working or family use
- Principal bedroom benefitting from a private en-suite shower room and dual-aspect windows
- Four well-proportioned bedrooms providing excellent accommodation for growing families
- Ground floor bathroom and first-floor family bathroom, enhancing practicality and convenience
- Well-equipped kitchen with integrated appliances and direct access to the adjoining dining space
- Private and enclosed rear garden featuring a lawn and patio area, perfect for entertaining and outdoor enjoyment





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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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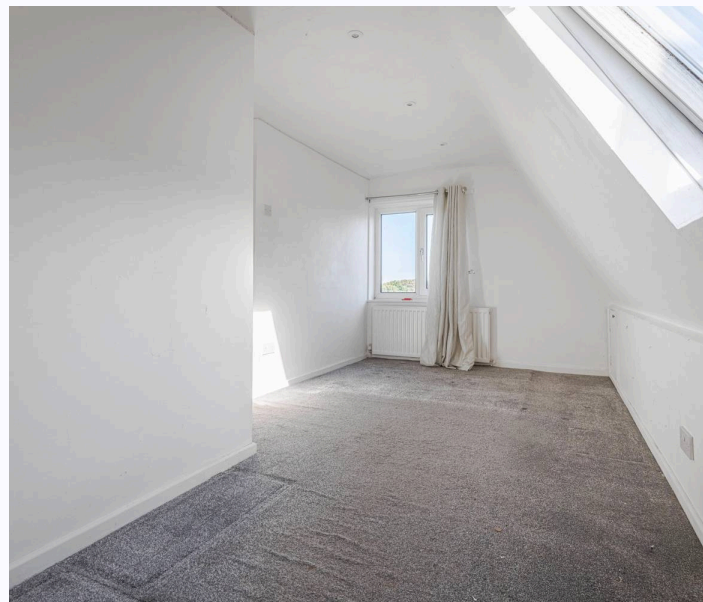
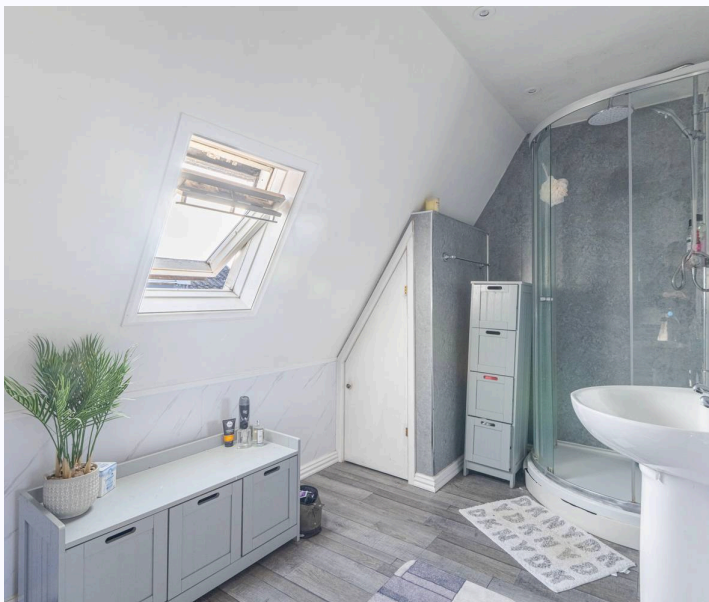
St. Georges Road, Belton

Tucked away within a quiet cul-de-sac in the popular village of Belton, this substantial four-bedroom detached home offers generous and versatile accommodation, ideal for modern family life. Offered with no onward chain, the property combines spacious living areas, excellent parking provision and a private enclosed garden, creating a home that is both practical and comfortable.

The accommodation begins with a welcoming entrance porch leading into a spacious hallway, setting the tone for the well-planned interior. The main lounge provides an excellent space for everyday relaxation, while the adjoining dining room enjoys direct access to the rear garden through double doors, making it well suited to both family gatherings and entertaining guests. The kitchen is fitted with a range of storage units, integrated cooking appliances and ample worktop space, creating a functional hub of the home.

Adding to the property's versatility is a further reception room overlooking the garden, ideal as a second sitting room, playroom, home office or study depending on individual requirements. A ground-floor bathroom adds further convenience and flexibility for growing families or visiting guests.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and dual-aspect windows, creating a bright and comfortable retreat.



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Three additional bedrooms provide excellent space for family members, guests or home working, all served by a well-appointed family bathroom featuring both a bath and separate shower enclosure.

Outside, the property enjoys a private and enclosed rear garden, predominantly laid to lawn and complemented by a patio seating area, providing an ideal setting for outdoor dining, children's play or simply relaxing during the warmer months. Mature planting and fencing help create a pleasant sense of privacy.

To the front, a brick-weave driveway provides ample off-road parking and leads to an oversized garage with power, lighting, internal access to the house and useful utility provisions. Further benefits include UPVC double glazing and gas central heating throughout.

Offering flexible accommodation, generous room sizes and a sought-after village location, this impressive family home presents an excellent opportunity for those seeking space, convenience and a ready-to-move-into property in a well-connected Norfolk setting.

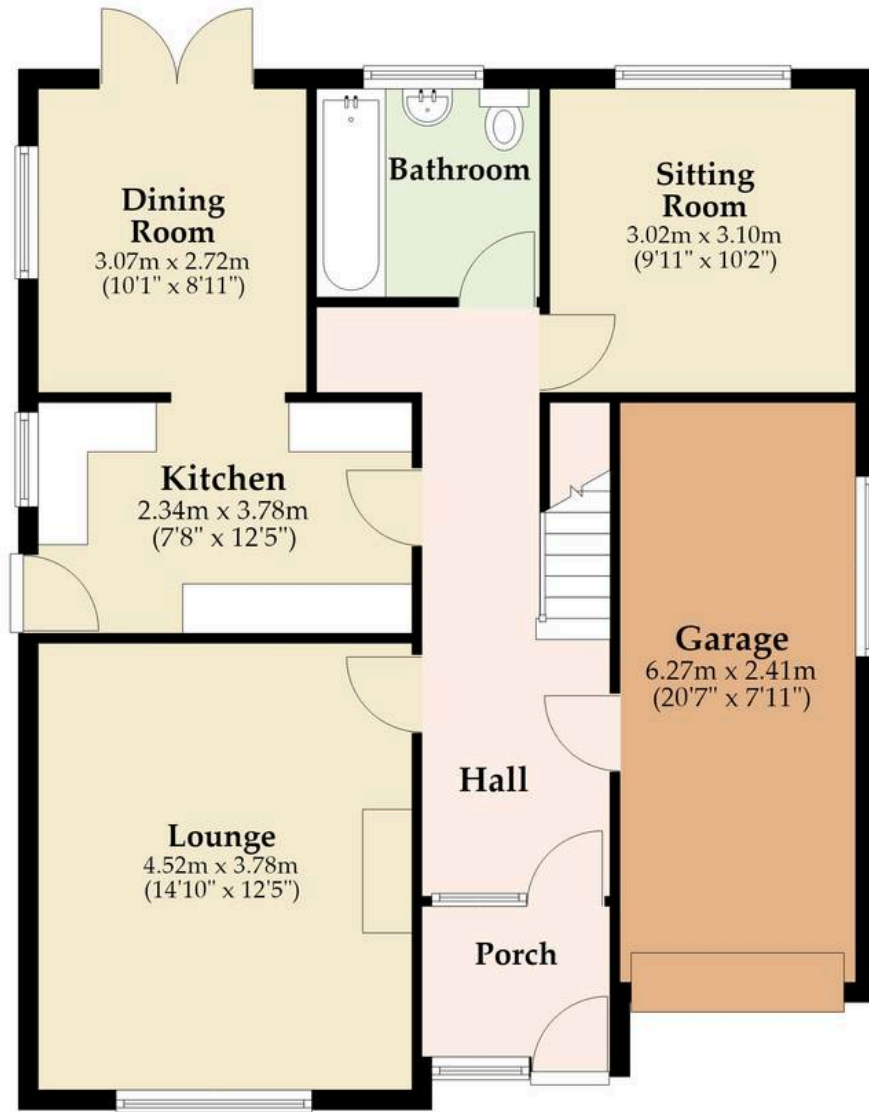
Agent's Note

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

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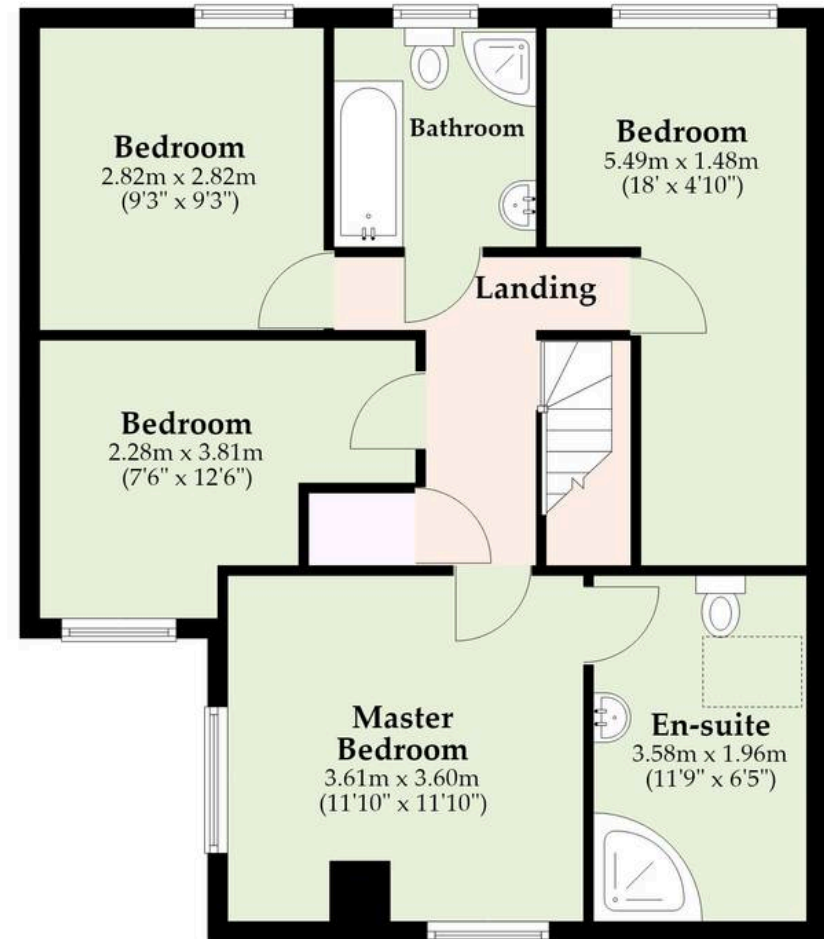
Ground Floor

Approx. 81.1 sq. metres (873.5 sq. feet)



First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 142.8 sq. metres (1537.2 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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