



80 Station Road North
Belton | Norfolk | NR31 9NN

ONE OF A KIND



“This handsome Edwardian property is a true one-off, built in 1905 and completely renovated and extended by the current owners. It offers the perfect blend of period and contemporary, with elegant reception rooms and a fabulous open plan kitchen and living space with bifolds to the garden. It also benefits from being right on the edge of the village, so you can walk to amenities but also to the river and open countryside. Beautifully finished and incredibly accessible, it’s an excellent all-rounder and wonderful family home.”



KEY FEATURES

- A Charming Detached Edwardian Property that has been Tastefully Extended by the Current Owners
- The Property has undergone Renovation whilst Retaining Original Features
- Three Bedrooms plus Potential for a Ground Floor Bedroom
- Principal Bedroom with En-Suite, Family Bathroom & Ground Floor Shower Room
- Superb Open Plan Kitchen, Diner & Snug with a Feature Well
- Three Reception Rooms, Two with Wood Burners
- Ample Parking at the Front of the Property
- Outbuildings include a Garage and a Garden Room
- A Short Drive to Sandy Beaches
- The Accommodation extends to 1,639sq.ft
- Energy Rating: C

If you love period features and proportions, but you also love open spaces where you can gather family and friends, this attractive character property is perfect for you. With bedrooms over two floors, it's very accessible and ideal for anyone with limited mobility, plus it's been thoughtfully and carefully designed for family life, from tots to teens and beyond. Sitting in a very desirable location, town and country on the doorstep, don't miss the opportunity to make this beautiful home your own.

Room For All

The house was built in 1905 for a local gentleman who commissioned the build using money he'd won at the races! It was originally called Silverdale and is well known in the village. The current owners have always had a soft spot for it and came to see it as soon as it came on the market, snapping it up right away. At the time it needed some TLC and they wanted to do the property justice – when you come to view, we think you'll agree they've succeeded! Every wall has been stripped back to bare brick and every room has then been exquisitely finished, with period features added back in where they had previously been removed. The owners have extended at the rear of the property to create a spectacular open plan kitchen, living and dining area that opens onto the garden. All in all, there's a lot here to enjoy – and enjoy it they have, making the most of the space for lots of social gatherings, and having three generations of the family put down roots here over the years.





KEY FEATURES

Flexible And Friendly

At the front of the house you have two well-proportioned formal reception rooms, each with a log burner and each painted in rich period colours. Even when you have a houseful, you can find a quiet corner here. In summer, the west-facing rooms are full of light, whilst in winter they are delightfully cosy with the fires blazing away. Beyond this, you step into a snug that sits at the heart of the ground floor and opens onto the stunning open plan area. A stylish kitchen sits to one side, complete with sociable island unit, with a central dining area. There's a very unusual feature here too – a well that the owners discovered when doing the works and have retained as a nod to the property's past. The open plan area can accommodate a crowd in comfort and the owners have had 25-30 people here on occasion – it's been the setting for many a birthday, Christmas, Halloween and New Year's Eve party. The owners have planned the house so you can live solely on the ground floor, with an accessible shower room, plus a study off one of the reception rooms that would allow a carer to sleep in an adjoining room to the person's bedroom. This study and bedroom/reception suite would also be great for an adult child returning home or an older teen who wants their own space. Upstairs, there are three further double bedrooms, the master with a dressing area and en-suite. The others share an attractive family bathroom with a feature rolltop bath.

Between Beach And Broads

Outside, the attention to detail continues. Step out from the kitchen and you find yourself in a part covered open area for al fresco dining or morning coffee. You can sit here watch as your little ones play on the lawn, or you can relax in the summerhouse, sheltered from any wind. There's a useful garden room at the bottom of the garden, positioned to get the afternoon and evening sun, so it's been well used for barbecues and evening drinks. The house also benefits from an unusually large garage, currently with a craft room at one end, so there's no shortage of storage and workshop space here if you want it. You're on the outskirts of the village, a walk away from a riverside inn and from the Roman ruins at Burgh Castle. There are also wonderful walks and cycle trails at nearby Somerleyton, Lound and Blundeston. The gorgeous sandy beach at Gorleston is close by, so you can walk your dog or go for a paddle whenever you like. A regular bus service takes you into the town, and the village itself is well served, with a corner shop, café, takeaway and two pubs. Living here, you're part of a year-round community, but you can also take advantage of all the things that bring holidaymakers to the area, so you get the best of it all!





























INFORMATION



On The Doorstep

Belton offers a mix of countryside charm and easy access to coastal attractions. Nearby, you can enjoy peaceful walks and wildlife spotting at Lound Lakes Nature Reserve, explore Roman history at Burgh Castle, or visit the scenic Berney Marshes and Windmill in the Broads. The historic All Saints Church in the village is also worth a look. Great Yarmouth and Gorleston are just a short drive away with beaches, arcades, and seaside fun. It's a great area for a relaxed day out with nature, history, and coastal charm all nearby.

How Far Is It To?

Belton is well connected to nearby towns and cities. It's about 30-35 minutes by car to Norwich and just over an hour to Ipswich. London is around 2.5 to 3 hours by car. For public transport, regular trains run from nearby Great Yarmouth to Norwich (around 35 minutes), with onward direct trains to London Liverpool Street taking about 1 hour 50 minutes. The total journey from Belton to London by train is roughly 2.5 hours. Local buses connect Belton to Great Yarmouth, Gorleston, and Norwich, and Norwich Airport is around 40 minutes away by car for regional flights.

Directions - Please Scan QR Code Below

To get from Beccles to 80 Station Road North by car, take the A146 out of Beccles heading east toward Gillingham, then join the A143 heading north toward Yarmouth. Continue on the A143 for about 12 miles, passing through Bradwell, and follow signs for Belton. Turn onto Station Road South, then onto Station Road North as you enter Belton and the property will be on your right hand side.

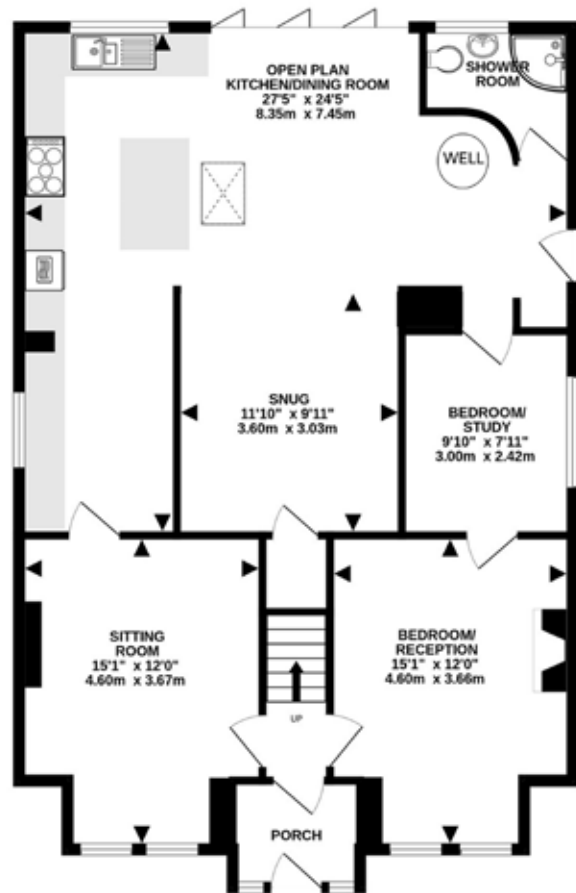
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [merchant.statue.coasting](https://www.merchant.statue.coasting)

Services, District Council and Tenure

Gas Central Heating, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band D
Freehold

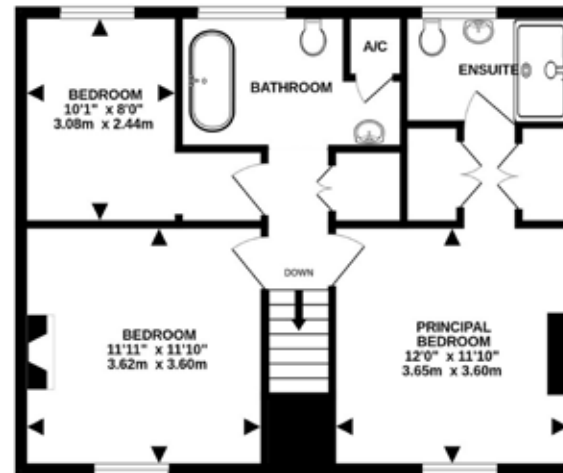




GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



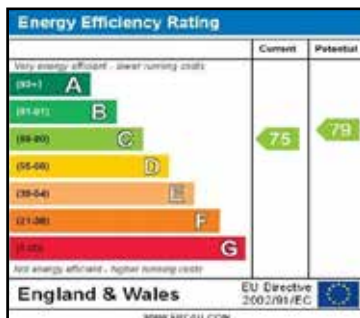
OUTBUILDINGS
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1639 sq.ft. (152.2 sq.m.) approx.
TOTAL FLOOR AREA : 2121 sq.ft. (197.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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