

## 83 Station Road South, Belton - NR31 9LZ

£375,000 - £385,000 Freehold

Enjoying a position within a well-served village just a short drive from the Norfolk coast and the popular Gorleston seafront, this characterful Victorian detached home offers spacious, flexible living across an extended layout. Featuring five generously sized bedrooms, including a master with modern en-suite, the property also boasts a well-appointed kitchen, two practical utility areas, and a ground-floor family bathroom. The two reception rooms each include traditional fireplaces, while period features such as exposed beams and solid wood flooring add to the charm. Outside, the home sits on a generous plot of approximately ¼ acre with lawned gardens, paved and decked patio areas, and off-road parking for up to four vehicles.



## Location

Station Road South in Belton offers a convenient setting within this well-served village, positioned just a short drive from the Norfolk coast and the popular Gorleston seafront. Residents benefit from a range of local amenities, including a convenience store, pub, post office, and primary school, all within easy reach. Excellent transport links provide straightforward access to Great Yarmouth and Lowestoft, while nearby countryside walks and green spaces offer a welcome escape from urban life. This location is ideal for those seeking a balanced lifestyle with both coastal and rural appeal.

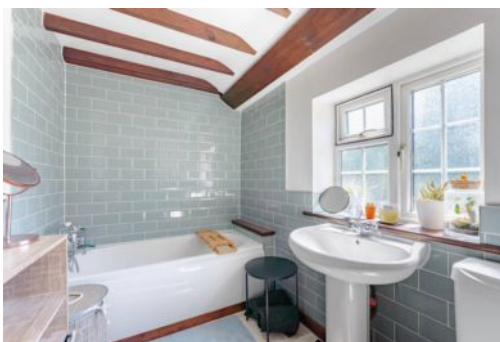


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C





## Station Road South, Belton

Step inside this characterful Victorian home through the main entrance and into a welcoming hallway, where solid wood flooring sets a warm and traditional tone.

From here, move through to the well-appointed kitchen, thoughtfully fitted with a range of wall and base units, tiled splashbacks, a composite sink with mixer tap, and character wood shelving mounted on the wall, adding both charm and practicality to the space. Just off the kitchen, a useful utility area provides additional worktop space and access to the rear garden—ideal for laundry or general household needs.

Continue into the spacious dining room, where a striking exposed brick fireplace with a cast iron insert creates a beautiful focal point. Character wood shelving adds to the traditional feel, making this a warm and functional space for everyday living or entertaining. French doors open into the bright and airy lounge.

The lounge is a standout feature of the home, flooded with natural light from its French doors and side window, and finished with solid wood flooring that complements its traditional character. A fireplace with a wood surround brings warmth to the space, while exposed wooden ceiling beams add further charm. The French doors open directly onto a raised decked patio, offering an effortless link to the garden.

Toward the rear of the hallway, a second utility area provides further fitted storage, space for appliances, and its own access to the front of the property, offering practical day-to-day functionality.

Completing the ground floor is a family bathroom, fitted with a bath and shower over, practical tiled walls, and a clean, neutral finish.

Upstairs, five generously sized bedrooms provide versatile accommodation for family and guests alike. The master bedroom benefits from its own modern en-suite bathroom, featuring stylish tiling and exposed beams that echo the home's period charm. Each of the remaining bedrooms continues the character feel, with solid wood flooring and a great sense of space.

The property benefits from double glazing throughout.

The garden is a true highlight of the property, set on a generous plot of approximately ¼ acre (STMS). Mostly laid to lawn and framed by mature trees and shrubs, it offers a wonderful sense of space and privacy. At the rear, steps lead up to a large decked patio ideal for entertaining, while additional paved patio areas provide flexible options for outdoor seating, dining, or simply enjoying the surroundings.

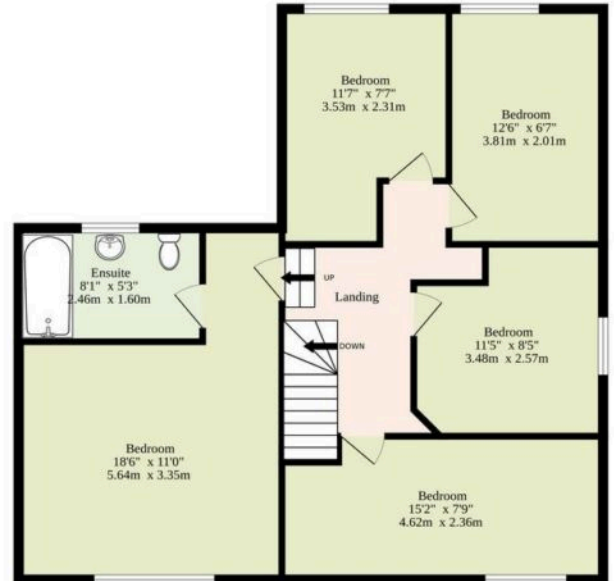
To the front, a brickweave driveway offers off-road parking for up to four vehicles, with steps leading down to a paved seating area and the entrance.



Ground Floor  
772 sq.ft. (71.7 sq.m.) approx.



1st Floor  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1765sq.ft. (164.0 sq.m.) approx.

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.  
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