



Japonica Sandy Lane, Belton - NR31 9LT

£315,000 Freehold

Positioned along the quiet and established Sandy Lane in the popular village of Belton, this generously sized home offers flexible accommodation across two floors and comes with no onward chain. The layout includes a full-depth lounge/diner with a brick-built fireplace, a fitted kitchen, a separate dining room, and a bright conservatory—both with French doors leading to the garden. A family bathroom is located on the ground floor, while upstairs offers two well-proportioned bedrooms filled with natural light. Outside, the enclosed rear garden features mature trees and shrubs, while the front includes a lawned garden and private driveway for off-road parking. With local amenities nearby and the coast just a short drive away, this home presents a fantastic opportunity to put your own stamp on it.

Location

Located in the well-served village of Belton, Japonica sits along the quiet and established Sandy Lane, close to open countryside and local walking routes. Belton offers a good range of amenities, including a convenience store, GP surgery, pharmacy, primary school, pubs, and a community centre. The area benefits from regular public transport links and easy road access to both Great Yarmouth and Norwich, making it a practical choice for commuters and families alike. Coastal spots such as Gorleston and Hopton are also within easy reach, offering sandy beaches and seafront attractions just a short drive away.



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



Japonica, Sandy Lane, Belton

Step into the property through a bright porch that opens into the entrance hall, providing access to the main living areas. The lounge/diner spans the full depth of the home, offering a generous and flexible space for relaxing and entertaining, with wood-effect flooring, a brick-built fireplace, and ample natural light from both front and rear-facing windows.

A separate dining room is also accessed from the hallway—versatile and spacious, this room features carpet flooring and French doors opening to the garden, making it ideal as a home office, snug, or third bedroom. It offers a quiet spot overlooking the garden.

The kitchen/breakfast room is positioned at the rear and is fitted with a range of units and generous counter space, additional storage, an electric hob and oven, and a tiled splashback. It opens into a light-filled conservatory, which provides an additional living area with wood-effect flooring and French doors leading directly out to the rear garden.

The bathroom is conveniently located off the hallway and features a panelled bath with shower over, tiled walls, and a useful storage cupboard.

Upstairs, the landing connects to two bedrooms. The main bedroom is well-proportioned and filled with natural light, while the second room offers flexibility as a guest bedroom, child's room, or further workspace. Both rooms are finished with carpet flooring.

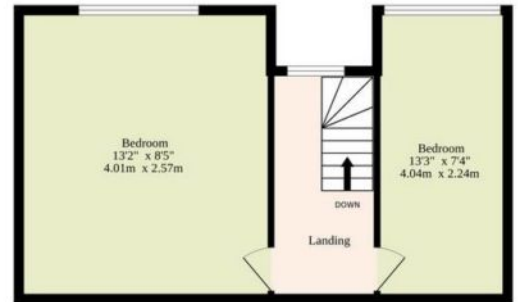
Outside, the rear garden is fully enclosed and features mature shrubs and trees, along with a versatile outbuilding ideal for storage, hobbies, or workspace. At the front, the enclosed garden is laid to lawn, and a private driveway provides off-road parking.



Ground Floor
847 sq.ft. (78.7 sq.m.) approx.



1st Floor
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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