



ADDRESS
9 The Naze
Belton
Norfolk
NR31 9LB

TENURE
Freehold

STATUS
Chain free sale

L  LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

**'COASTAL CHARM MEETS MODERN
COMFORT IN BELTON OASIS'**





The Tour:

Nestled in a secluded village setting in Belton, Norfolk, this charming 1970s semi-detached home offers the perfect blend of country charm and modern convenience. Tucked away on the peaceful Naze, this hidden gem is a haven of light and tranquillity, waiting to be explored.

Mature conifer hedging gently screens your private haven from the street, guiding you along the footpath to the welcoming porch entrance. Inside, a spacious hallway with ample storage sets the stage for a well-organized and functional home.

The primary living rooms are organised in an open-plan layout, with sitting and dining areas. Large patio doors open onto a south-facing terrace and garden, creating an effortless flow for indoor-outdoor living. Imagine balmy summer evenings spent soaking in the sunshine and enjoying the gentle Norfolk breeze.

Unleash your inner chef in the stylish, modern kitchen extension. Sleek worktops, plentiful cabinetry, and quality appliances provide everything you need to whip up culinary delights. A convenient utility room adds further functionality and a secondary access point to the garden, making outdoor chores a breeze.

Three peaceful bedrooms, including two comfortable doubles, offer havens for rest and relaxation. A well-appointed bathroom completes the upstairs layout, providing a stylish and functional space for the whole family.

The original garage presents exciting possibilities - transform it into a dedicated workshop, home office, or additional storage space, perfectly tailored to your needs. The south-facing garden is a haven for sun-seekers, with a large patio area perfect for barbecues and gatherings. When needed, the patio can double as additional car parking, offering the best of both worlds.

Points to note:

Tenure: Freehold
 Heating: Gas Central Heating
 Approx Heating & Lighting Costs: £110 pcm
 Council Tax: Band B (£1,655)
 Energy Performance: D 67

The Area

Belton, tucked away in the south-west corner of Norfolk, beckons with its idyllic blend of rural serenity and coastal proximity. Whether you're a family seeking a close-knit community or a couple yearning for quiet escapes, this charming village offers a lifestyle enriched by nature, history, and warm community spirit.

Nestled between Great Yarmouth and the Suffolk border, Belton enjoys a convenient location. The A143 provides easy access to both bustling towns, offering diverse shopping, entertainment, and employment opportunities. Within the village, a network of quiet lanes and footpaths invites leisurely strolls and bike rides, perfect for unwinding amidst picturesque landscapes.

Families in Belton are well-catered to with excellent educational options. Belton Primary School, rated "Good" by Ofsted, provides a nurturing environment for children aged 4-11. For secondary education, students can attend the well-regarded Ormiston Venture Academy in Gorleston, just a short drive away.

Belton boasts a handy convenience store for everyday essentials, while the nearby village of Gorleston offers a wider range of supermarkets and independent shops. Great Yarmouth, within a 10-minute drive, caters to all your shopping needs, from high-street brands to bustling markets.

Step outside your doorstep and discover a treasure trove of experiences:

- Embrace the coastal charm: Spend leisurely days on the sandy beaches of Gorleston or explore the dramatic coastline along the Norfolk Coast Path.
- Delve into maritime history at Great Yarmouth: Discover the rich nautical heritage of this vibrant town, with its historic harbour, Nelson Museum, and Pleasure Beach offering something for everyone.
- Indulge in culinary delights: Savour fresh seafood at local restaurants, enjoy traditional pub fare, or explore farm shops brimming with local produce.

Venturing further afield unlocks a plethora of exciting day trips:

- Norwich: Explore the vibrant cathedral city, renowned for its medieval architecture, bustling markets, and world-class museums.
- The Norfolk Broads: Navigate the tranquil waterways of this unique wetland ecosystem, teeming with wildlife and picturesque villages.
- Blickling Estate: Immerse yourself in the grandeur of this National Trust property, featuring a Jacobean mansion, landscaped gardens, and a fascinating history.
- Sandringham Estate: Explore the royal residence of the British Monarchy, boasting grand gardens, museums, and seasonal events.

Belton offers a unique blend of peaceful village life and easy access to coastal adventures and bustling towns. With its excellent schools, convenient amenities, and rich tapestry of local attractions, it's the perfect place to call home for those seeking a tranquil haven close to nature and history.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.



**FIND
YOUR
NEST**

**'THE HEART OF
THE HOME IS THE
MODERN KITCHEN,
COMPLETE WITH A
RANGE COOKER AND
A STYLISH PANELLED
CEILING'**





- 1. Kitchen view
- 2. Entrance hallway
- 3. Lounge detail
- 4. Open plan living area

**FIND
YOUR
NEST**

'THE PRIMARY LIVING ROOMS ARE ORGANISED IN AN OPEN-PLAN LAYOUT, WITH SITTING AND DINING AREAS. LARGE PATIO DOORS OPEN ONTO A SOUTH-FACING TERRACE AND GARDEN, CREATING AN EFFORTLESS FLOW FOR INDOOR-OUTDOOR LIVING'





First floor landing



Rear facade, lawn garden, and sun deck



Modern first floor family bathroom



Rear access to garage, and gardens



Principle bedroom with view over front gardens



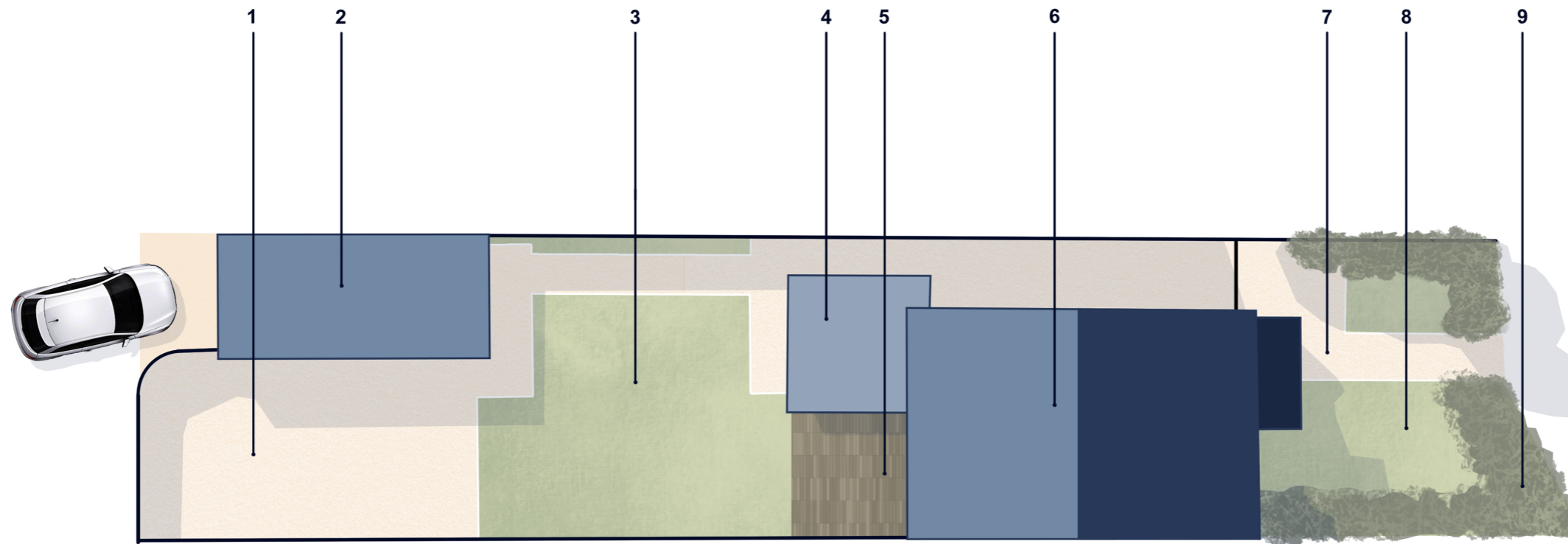
Bathroom detail



Rear bedroom, presently utilised as a home office



Third bedroom



- | | | |
|----------------------------|----------------------|--------------------|
| 1. Patio/car standing area | 4. Kitchen extension | 7. Footpath |
| 2. Garage | 5. Sun deck | 8. Front gardens |
| 3. Rear garden lawn | 6. Residence | 9. Conifer hedging |

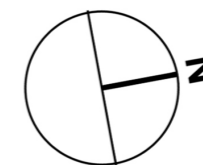
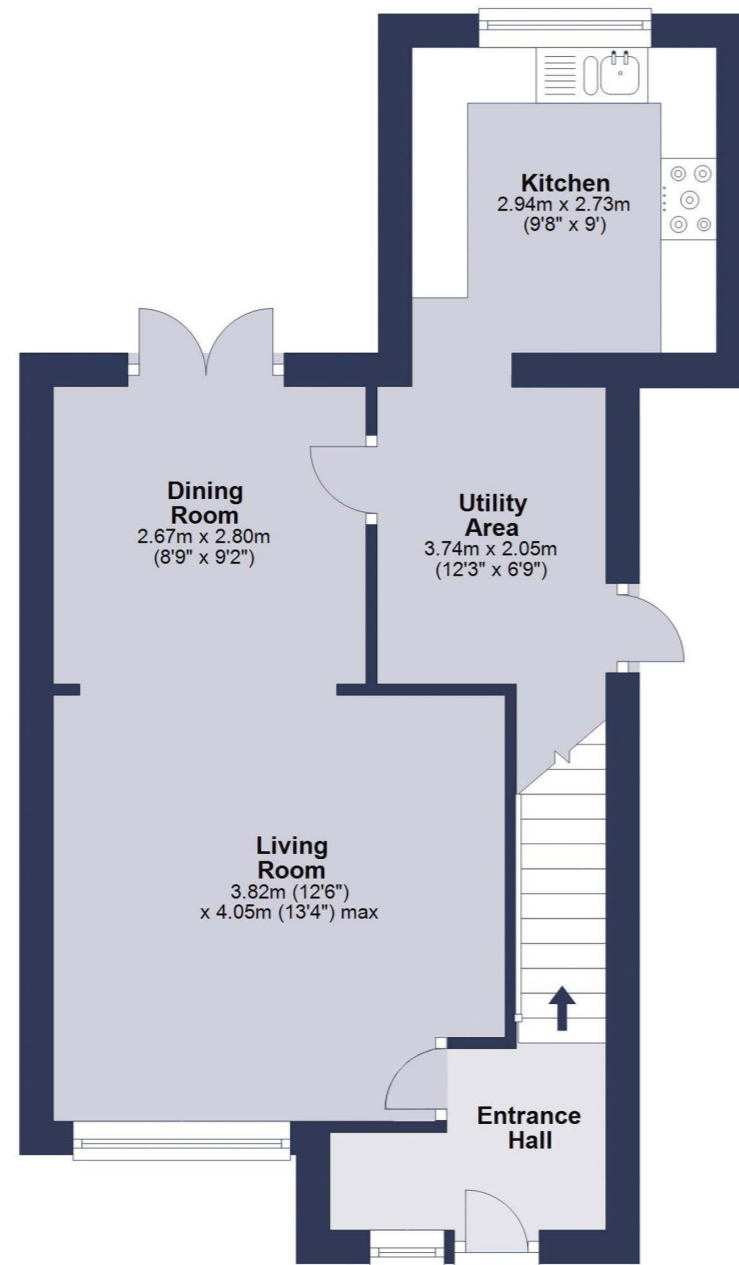
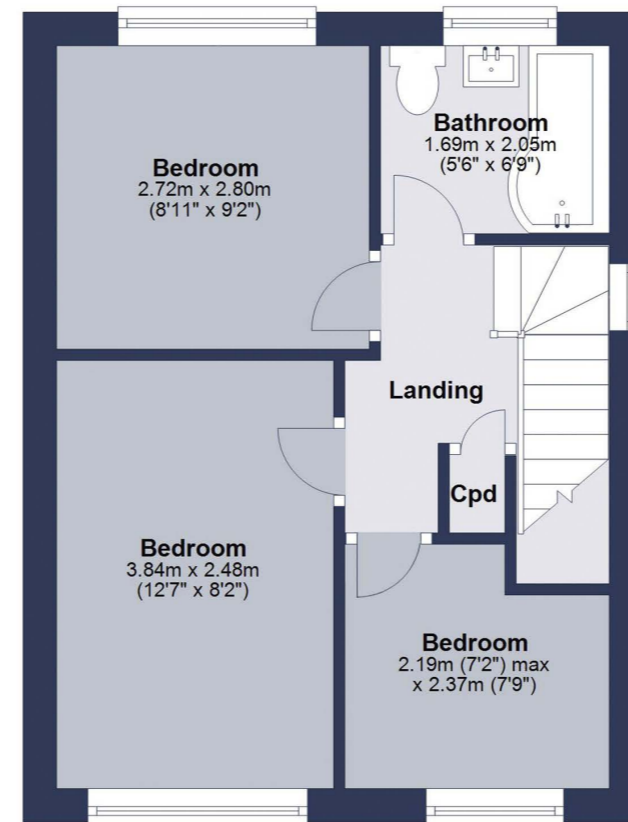


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer.
Plan not to scale.

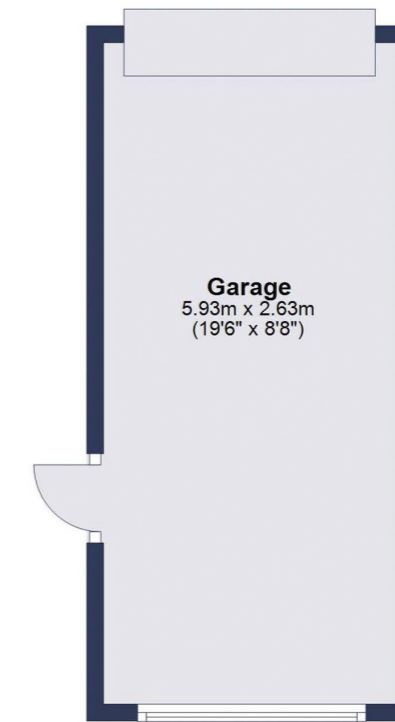
Illustration for identification purposes only,
 measurements are approximate.
 Plan not to scale.



Ground Floor
 Approx. 43.3 sq. metres (465.8 sq. feet)

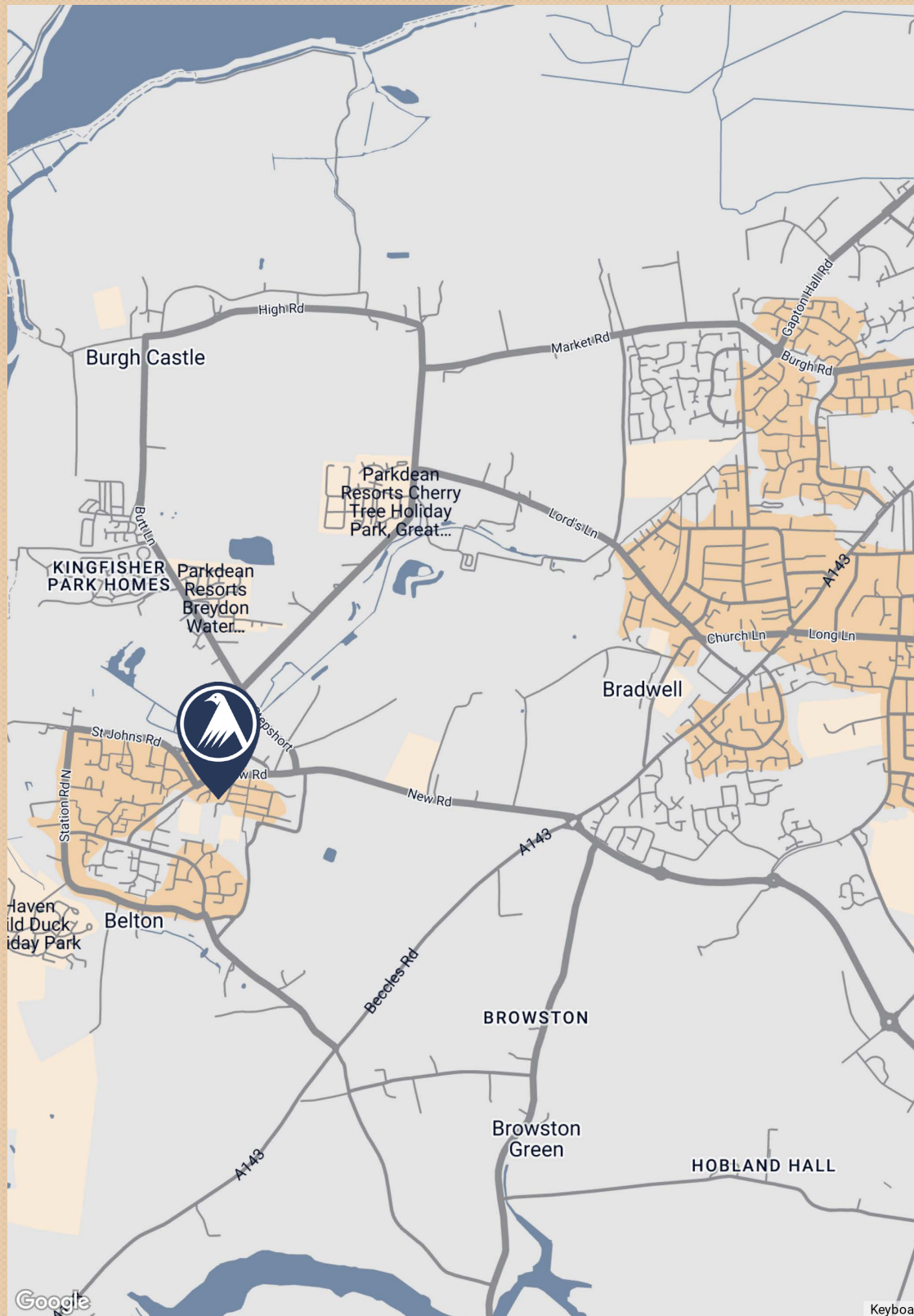


First Floor
 Approx. 33.0 sq. metres (355.4 sq. feet)



Outbuilding
 Plus garages, approx. 15.6 sq. metres (168.0 sq. feet)

Ref: 7313



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property