



25 Bramble Gardens, Belton

Great Yarmouth



Minors & Brady

# 25 Bramble Gardens

Belton, Great Yarmouth

Designed with modern living in mind, this stylish three-bedroom home offers a confident sense of space and flow from the moment you step inside. A contemporary kitchen with a large island forms the hub of the house, opening through folding doors into the lounge, where French doors lead out to the garden and enhance the open-plan feel. All three bedrooms are doubles, including a principal suite with an en suite shower room and walk-in wardrobe, with a ground-floor WC adding everyday practicality. Outside, the garden has been carefully arranged with artificial grass, seating areas, and useful covered spaces, complemented by a garage and generous parking. Planning permission has been granted for a side and rear extension, offering the potential to further expand the living space. Situated within the well-regarded village of Belton, the property enjoys a convenient setting with everyday amenities close at hand and offers a well-rounded home that is ready to enjoy.

## Location

Bramble Gardens is situated within the well-regarded village of Belton, offering a convenient setting with everyday amenities close at hand. The village provides a range of local shops, a post office, schools, and public houses, making it practical for day-to-day living. Great Yarmouth town centre is a short drive away, giving access to a wider selection of shopping, leisure facilities, and transport links, while nearby roads connect easily to Gorleston, Lowestoft, and surrounding coastal areas. The location also benefits from access to open countryside and riverside walks, making it a popular choice for those wanting village living with strong connections to the wider area. Regular bus services operate within the village, providing straightforward travel to neighbouring towns and amenities.

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## Bramble Gardens, Belton

Stepping inside, the property opens into a welcoming entrance hall that immediately gives a sense of space and flow. A useful storage cupboard is positioned off the hallway, along with a ground-floor WC, adding everyday practicality for family life and guests.

The kitchen is contemporary in style and finished to a high standard, offering ample storage through well-arranged wall and base units and generous work surfaces. A large central island forms a strong focal point, enhanced by pendant lighting above, providing substantial preparation space and informal seating. Tiled finishes enhance the clean, modern feel, while folding doors open through to the lounge, creating a flexible open plan feel when desired. A further door provides direct access outside, adding convenience and strengthening the connection to the garden.

Designed as a generous and light-filled living space, the lounge comfortably accommodates a full range of seating and media furniture. French doors open directly out to the garden, allowing natural light to flow through the room and reinforcing the sense of space and connection between inside and out.

Upstairs, the landing includes a useful storage cupboard, adding further practicality. All bedrooms are doubles and are well proportioned and thoughtfully arranged, with the principal bedroom forming a standout feature. This room benefits from a walk-in wardrobe and an en suite shower room, fitted with a modern suite and tiled finishes to create a private and comfortable retreat. The remaining bedrooms offer flexible accommodation suitable for family members, guests, or home working, each enjoying good natural light and well-balanced layouts.



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The family bathroom serves the rest of the accommodation and is fitted with a panelled bath with a shower over, finished with tiled surfaces that contribute to a clean and well-presented appearance.

Outside, the rear garden is a substantial and well-designed space, thoughtfully arranged for both ease of upkeep and everyday enjoyment. Artificial grass forms the main lawn area, creating a clean and usable surface throughout the year, while paved seating areas provide space for outdoor dining and relaxing. Covered seating structures add further versatility, offering sheltered zones ideal for socialising or unwinding, and the overall layout feels spacious, practical, and well-suited to entertaining.

To the front, the property benefits from a wide driveway providing ample off-road parking. A lean-to structure of non-standard construction sits ahead of the garage and provides additional covered storage or practical space, with the garage offering further parking or storage options beyond.

### Agents notes

Sold freehold, connected to mains services: water, electricity, gas and drainage.

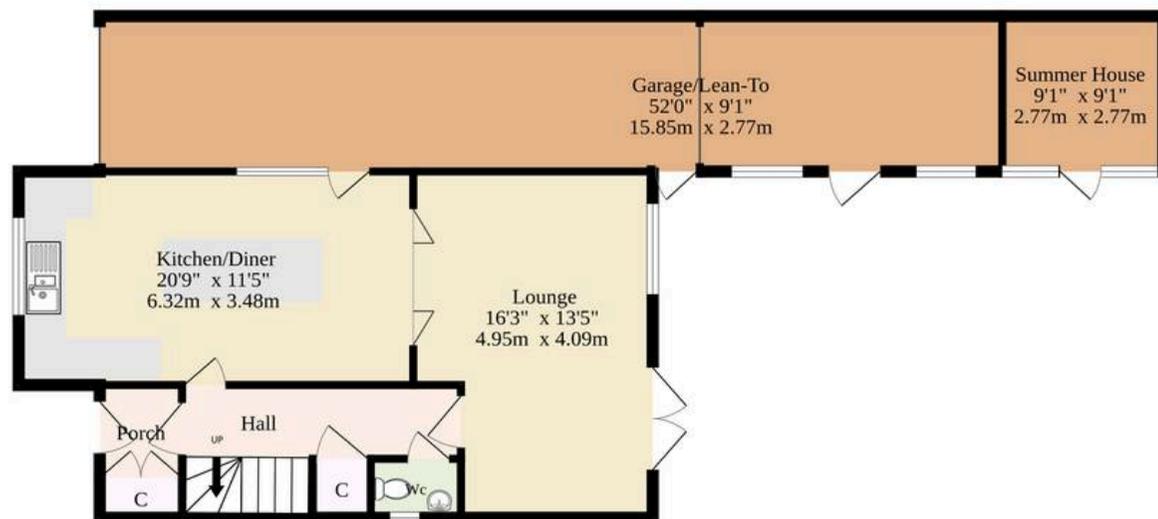
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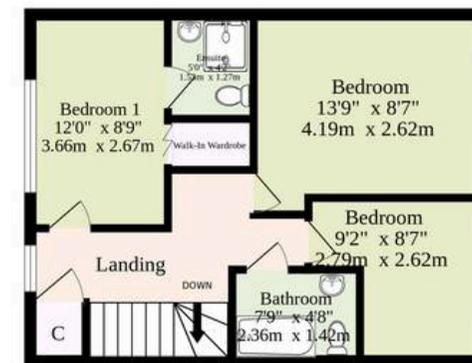


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Ground Floor  
1023 sq.ft. (95.0 sq.m.) approx.



1st Floor  
453 sq.ft. (42.1 sq.m.) approx.



Sqft Includes Summer House, Garage And Lean-To

TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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