



10 Selwyn Drive, Belton

Minors & Brady



# 10 Selwyn Drive

## Belton, Great Yarmouth

Stylish, move-in ready and occupying a generous corner plot, this attractive home offers the perfect blend of modern comfort, practical living and outdoor space. Well-presented throughout, the property features a bright sitting room, a contemporary kitchen and a superb garden room that adds valuable additional living space overlooking the garden. Upstairs, two comfortable bedrooms and a modern family bathroom provide well-balanced accommodation suited to a range of buyers. Outside, the generous plot, ample off-road parking and garage with roller shutter door enhance the property's everyday practicality. Combining a quiet setting with versatile living space and excellent presentation throughout, this is a home ready to be enjoyed from the moment you step inside.

- Guide Price: £230,000 - £240,000
- Turn key three bedroom home, modernised throughout and ready for its next owners to move straight in
- Spacious sitting room with a contemporary finish, providing a comfortable setting for relaxing and entertaining
- Modern fitted kitchen with integrated dishwasher, offering practical storage and preparation space
- Bright conservatory sun room featuring a warm roof, providing a versatile additional living space throughout the year
- Three well proportioned bedrooms, offering flexibility for family living, guests or working from home
- Ground floor underfloor heating, adding comfort to the main living areas
- Generous corner plot with an enclosed rear garden, providing outdoor space for relaxing and entertaining
- Rear driveway and ample parking, complemented by a garage with a roller shutter door for secure storage or vehicle parking
- Quiet residential location in Belton, with a well balanced layout and modern presentation making this a must view property

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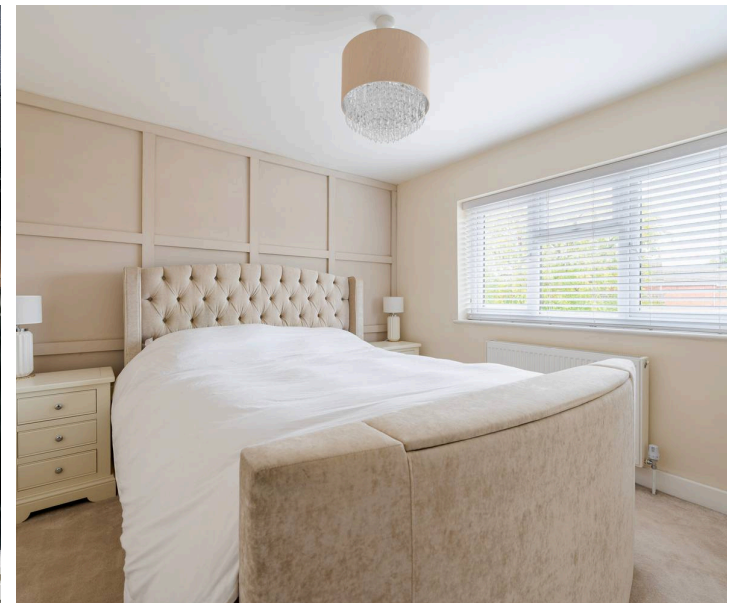
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Belton, Great Yarmouth

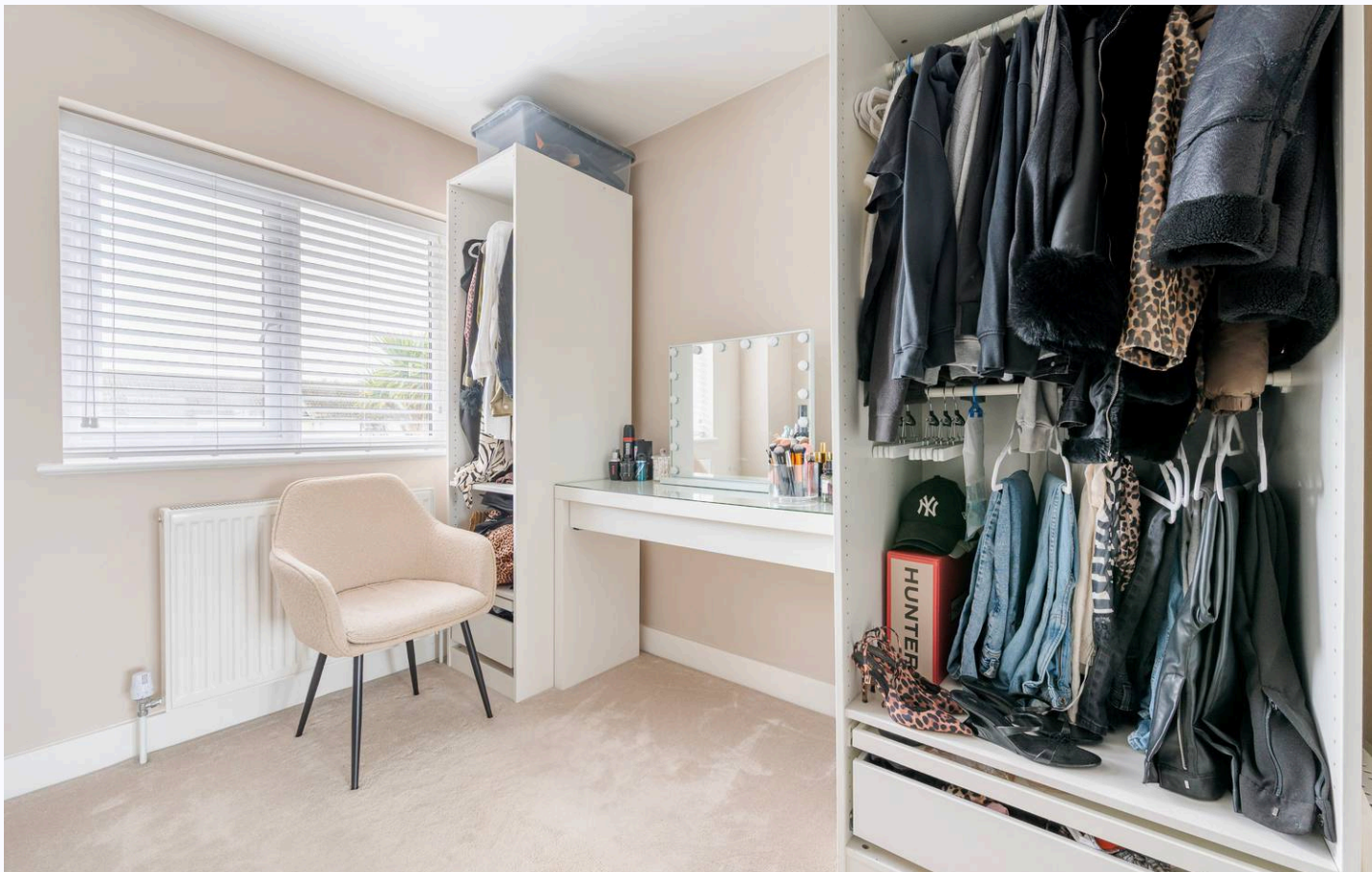
## The Location

Belton is a popular village on the outskirts of Great Yarmouth, offering a quieter residential setting with access to local amenities and the wider Norfolk coastline. The village has everyday conveniences, including local shops, pubs and community facilities, while nearby Bradwell and Great Yarmouth provide a broader choice of supermarkets, independent retailers, cafés, restaurants, healthcare services and leisure facilities. Families have access to local schooling, including Belton Community Primary School, with further educational options available in the surrounding area. Road links connect Belton with Great Yarmouth and Lowestoft, supporting commuting and access to a wider range of employment opportunities, while local bus services provide connections to neighbouring communities.

For outdoor recreation, the surrounding countryside offers opportunities for walking and cycling, while nearby Gorleston Beach and the wider coastline provide space for seaside outings. The Norfolk Broads are also within reach, offering opportunities for boating, wildlife watching and exploring the region's waterways. Great Yarmouth provides additional attractions, including its seafront, beaches, shopping facilities and leisure venues, while Lowestoft offers further options across the Suffolk border. Combining a village atmosphere with access to larger town amenities, coastal recreation and countryside, Belton offers a practical setting for families, professionals and those seeking a more relaxed pace of life.



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Upon entering, the sitting room provides a welcoming space to relax, with a bright, modern feel and ample room for arranging lounge furniture to suit your needs. The layout flows through to the kitchen, which is fitted with contemporary units, generous worktop space, and an integrated dishwasher, alongside an oven and hob. Its practical arrangement makes everyday cooking straightforward, while the adjoining garden room provides an additional area to enjoy throughout the year.

The garden room is a particularly appealing addition, featuring a warm roof and extensive glazing that allows natural light to fill the space. Offering flexibility beyond the main reception room, it could be used as a second sitting area, a place to enjoy a morning coffee, or somewhere to entertain family and friends while looking out towards the garden.

Upstairs, the property offers two bedrooms, providing comfortable accommodation for couples, small families, or those needing a guest room or home office. The rooms benefit from a clean, modern presentation, with space for essential bedroom furniture and storage. A contemporary family bathroom completes the first-floor accommodation.



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Outside, the generous corner plot provides additional garden space and a pleasant setting around the property. The rear driveway offers ample off-road parking, while the garage, fitted with a roller shutter door, provides secure storage for a vehicle, bicycles, or outdoor equipment. The combination of parking, garage space, and garden areas adds to the property's everyday practicality. The quiet setting, generous plot, and useful parking facilities further enhance its appeal, making it an excellent option for buyers looking for a well-presented property that is ready to enjoy from day one.

### Agent's Note

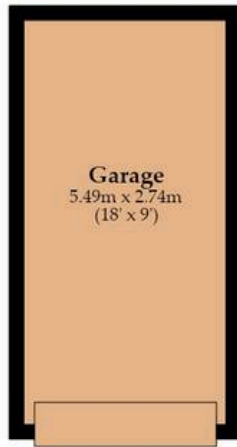
This property will be sold freehold, with gas central heating, connected to mains water, electricity, gas and drainage.

The property is subject to restrictive covenants which prohibit the garage from being converted into a workshop. Additionally, any external fencing must be maintained in the stipulated colour to comply with the applicable restrictions.

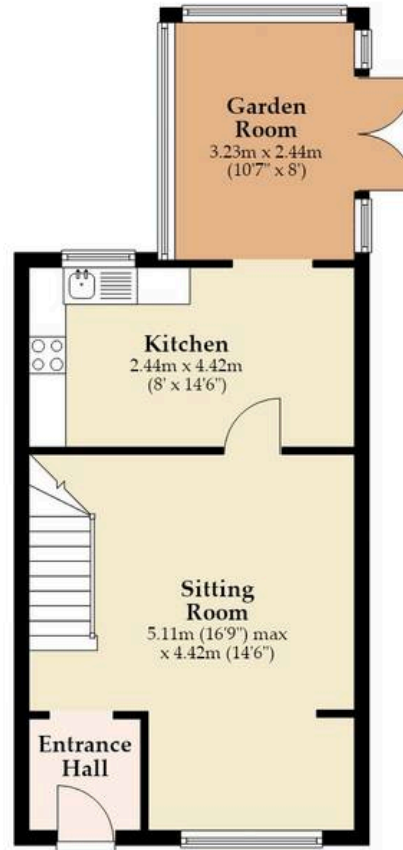
Council Tax Band: B



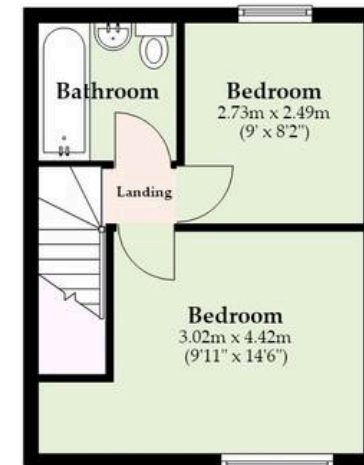
**Outbuilding**  
Approx. 15.0 sq. metres (162.0 sq. feet)



**Ground Floor**  
Approx. 41.8 sq. metres (450.0 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (277.9 sq. feet)



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

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.  
Plan produced using PlanUp.

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