



Villa Christina Farman Close, Belton  
Great Yarmouth

Minors & Brady



# Villa Christina Farman Close

Belton, Great Yarmouth

Offering far more than first meets the eye, this well-presented detached family home delivers generous and adaptable living across two floors. To the front, two reception rooms are linked by an open archway, while the spacious kitchen provides fitted units, space for dining and direct access to the utility room. To the rear, a substantial extension creates a large and versatile open-plan family room and office space, with French doors opening onto the garden. Upstairs, four bedrooms include three doubles and a single, with an en suite to the principal bedroom, complemented by a family bathroom, while a ground-floor WC is positioned off the rear hallway. Outside, the enclosed rear garden features lawn and patio areas along with useful outbuildings, and a driveway to the front provides off-road parking. The property also benefits from close proximity to local shops, supermarkets and well-regarded schooling options, and is within easy reach of the Gorleston coastline and James Paget University Hospital.

## Location

Farman Close is positioned within a well-established residential area on the western side of Great Yarmouth, offering convenient access to everyday amenities and local services. A range of shops, supermarkets, and schooling options can be found nearby, along with regular transport links connecting to the town centre and surrounding villages. The popular Gorleston coastline and beach are within easy reach, providing open space and coastal walks, while the A47 offers straightforward road access towards Norwich and further afield for commuters. James Paget University Hospital is also close by, making the area particularly practical for healthcare professionals and families alike. Nearby green spaces and local parks provide opportunities for outdoor recreation, dog walking, and weekend leisure time.



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## Farman Close, Belton

Stepping through the front door, you are welcomed into an entrance hall finished with red carpeting on both floor and staircase, complemented by textured walls and a timber balustrade.

From here, doors lead into the principal reception rooms, with the staircase rising to the first floor. To the front of the property, the dining room benefits from two windows, allowing for excellent natural light from dual aspects. Wood effect flooring runs underfoot, and an open archway connects this space through to the lounge, creating a natural flow between the two rooms while still retaining defined areas. The lounge itself is generously proportioned, centred around a large front-facing window. Neutral carpeting and simple coving create a comfortable setting, with wall lighting and a central ceiling fitting providing illumination.

Moving through to the kitchen, the space is fitted with a range of cream fronted wall and base units, some with glazed display cabinets, set against tiled splashbacks in soft tones. There is space for a cooker with an extractor hood above, along with further space for additional appliances beneath the worktops. Terracotta-effect floor tiles run throughout, and windows above the sink area overlook the rear garden, bringing in further light. A door leads conveniently into the adjoining utility room. The utility room continues the same tiled flooring as the kitchen and is fitted with matching wall and base units, along with tiled splashbacks. Plumbing is in place for laundry appliances, providing practical additional space for household use.



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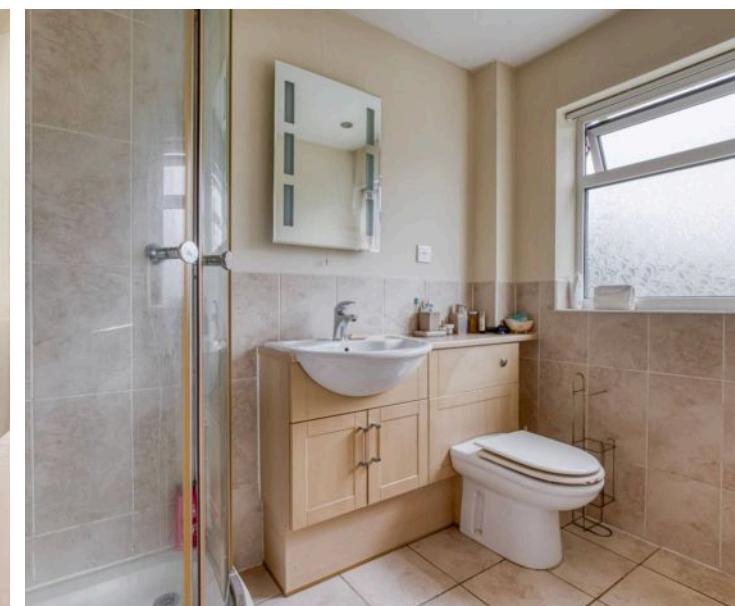
From the kitchen, a rear hallway provides access to a ground-floor WC, fitted with a wall-mounted wash hand basin set against tiled splashback detailing and a low-level WC. A glazed external door opens directly onto the rear patio and garden.

The hallway also leads through to a versatile open-plan family room and office area. This generous space features wood-effect flooring and recessed ceiling lighting throughout.

French doors open onto the rear garden, creating a direct connection to the outdoor space, while windows to the side of the property provide additional light. The room offers flexibility for use as a second sitting room, playroom, home office or hobby area.

Upstairs, the landing gives access to four bedrooms. There are three well-proportioned double rooms and one single bedroom. Two of the double bedrooms benefit from built-in wardrobes, providing practical storage. The principal bedroom also enjoys its own en suite shower room, fitted with a shower enclosure, wash hand basin and low-level WC, finished with tiled walls and flooring for a clean and practical design.

The remaining bedrooms are served by a family bathroom, appointed with a panelled bath, wash hand basin and low-level WC, with tiled surrounds and flooring completing the space.



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Externally, the rear garden is fully enclosed and predominantly laid to lawn, bordered by established hedging and fencing. A paved patio area sits directly outside the property, ideal for outdoor seating. The garden also includes a timber shed and additional outbuildings, offering useful storage. Mature planting and lawned areas provide ample space for outdoor activity. To the front, the property is approached via a driveway providing off-road parking, with established hedging creating a degree of privacy from the road. The brick elevations and pitched roof complete the exterior, presenting a well-proportioned family home with generous internal and external space.

## Agents notes

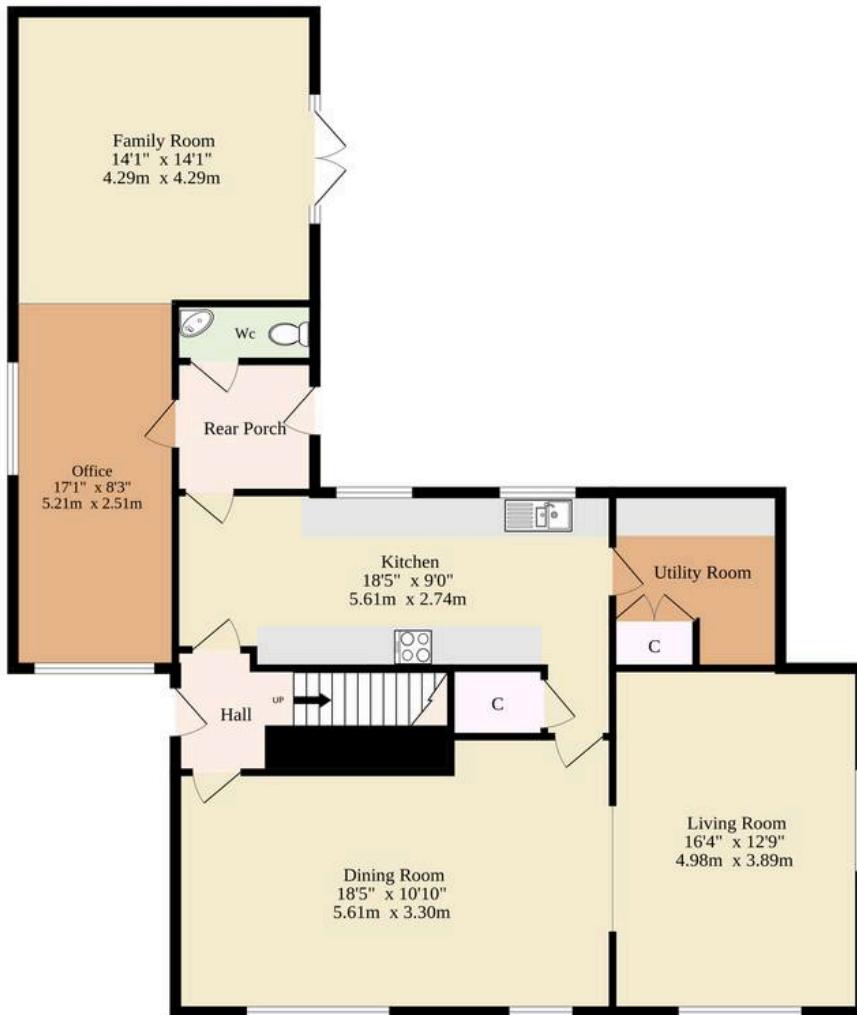
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

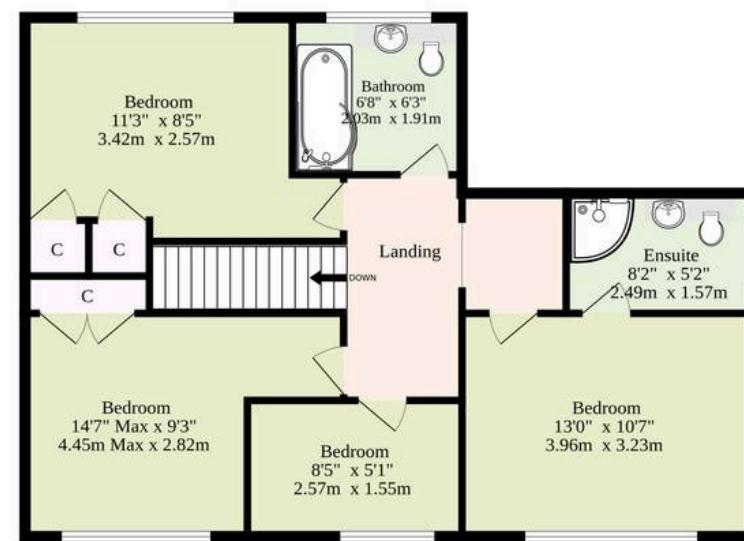
Council Tax Band- D



**Ground Floor**  
1022 sq.ft. (94.9 sq.m.) approx.



**1st Floor**  
516 sq.ft. (47.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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