



17 Caledonian Way  
Belton, Great Yarmouth, NR31 9PQ

£250,000



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With extensions to front & back and a driveway leading to garage Aldreds are delighted to offer this spacious, well presented three bedroom end terrace house. On the ground floor there is a large entrance hall, lounge and a spacious open plan sitting room/dining room/kitchen/study. The first floor has three good sized bedrooms and a bathroom leading off landing. Gas central heating and sealed unit double glazing. Front & rear gardens.

### Entrance Hall

Stairs rising to landing, storage cupboard, door to front, radiator.

### Lounge

12'9" x 10'1" (3.9 x 3.08)

Double glazed window to front aspect, radiator.

### Sitting Room/Dining Room/Kitchen/Study

#### Sitting Room/Dining Room area

16'1" x 8'8" (4.92 x 2.66)

Radiator.

#### Study area

7'9" x 7'4" (2.38 x 2.24)

Double glazed French doors to rear garden, radiator.

#### Kitchen area

10'9" x 7'4" (3.29 x 2.24)

Base & wall units with worktops, double glazed window to rear aspect, stainless steel sink with drainer, electric hob, electric oven, inset ceiling lights, plumbing for washing machine, integrated fridge freezer, integrated dishwasher.

### Landing

Loft access, airing cupboard with wall mounted gas boiler, double glazed window to side aspect.

### Bedroom 1

12'9" x 8'0" (3.9 x 2.44)

Double glazed window to front aspect, radiator.

### Bedroom 2

12'8" x 7'8" (3.87 x 2.36)

Double glazed window to front aspect, radiator.

### Bedroom 3

9'2" x 8'10" (2.8 x 2.7)

Double glazed window to rear aspect, radiator.





### Bathroom

6'6" x 5'4" (2 x 1.65)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

### Outside

To the front there is a garden and a driveway leading to garage. To the rear there is a paved garden with bushes and shrubs.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

D Rating - 59

### Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth  
\* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great Yarmouth.

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell turning right at the roundabout into New Road, continue into Belton, continue over the mini roundabout, at the 'T' junction turn right into Bracon Road, turn right into Heather Road, turn right into Caledonian Way.

Ref G18085/05/24



## Floor Plan



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

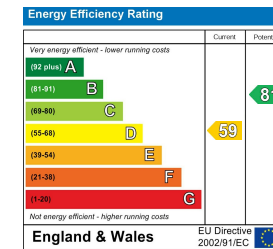
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## Area Map



## Energy Efficiency Graph



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