



8 Crofters Walk

Belton, Great Yarmouth, NR31 9PG

Guide Price £210,000





## 8 Crofters Walk

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Guide Price £210,000-£220,000. With an amazing extended kitchen/diner/sitting room Aldreds are delighted to offer this well presented modern, three bedroom mid terrace house with driveway. The ground floor also has an entrance hall and lounge. On the first floor there are three bedrooms and a bathroom. Gas central heating & sealed unit double glazing. Gardens to front & rear.

### Entrance Hall

Door to front, stairs rising to landing.

### Lounge

13'1" x 12'6" (4.01 x 3.83)

Double glazed window to front aspect, radiator.

### Kitchen/Diner/Sitting Room

17'5" x 14'11" (5.31 x 4.56)

Base & wall units with worktops, two Velux windows, double glazed French doors to garden, tiled floor, sink with drainer, plumbing for washing machine, electric cooker point.

### Landing

Loft access.

### Bedroom 1

13'1" x 8'0" (4 x 2.44)

Double glazed window to front aspect, radiator.

### Bedroom 2

9'4" x 8'6" (2.85 x 2.61)

Double glazed window to rear aspect, radiator.

### Bedroom 3

7'11" x 7'7" (2.42 x 2.32)

Double glazed window to front aspect, radiator.







### Shower Room

6'8" x 5'6" (2.04 x 1.7)

Shower in cubicle, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, heated towel rail.

### Garden

Driveway. Lawned garden with pathway to front door. To the rear there is a lawned garden with decked patio, timber shed.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

c Rating - 69

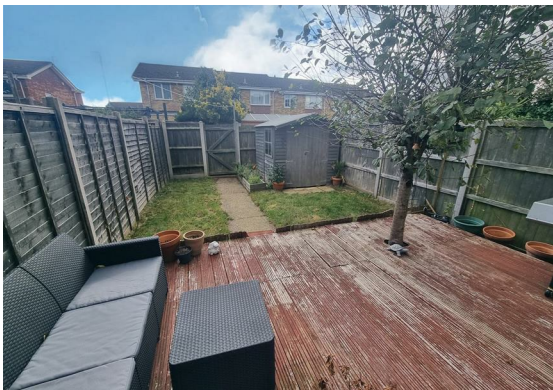
### Location

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, turn 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, turn left in to Crofters Walk.

Ref G18132/09/24



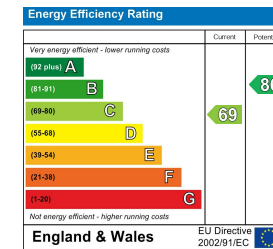
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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