

Aldreds
Estate Agents

4 Caledonian Way
Belton, Great Yarmouth, NR31 9PQ
£274,000



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An extended four bedroom detached house sitting in the popular village of Belton. The property has a well kept rear garden and an 8.7 metre garage. Internally the property offers an entrance porch, entrance hall, lounge, dining room, kitchen, conservatory and a cloakroom on the ground floor. The first floor has four bedrooms (one accessed through another) and a bathroom. Electric heating and double glazing.

Entrance Porch

Door to front

Entrance Hall

Stairs to landing

Lounge

18'4" x 12'8" (5.59 x 3.87)

Under stair cupboard, double glazed window to side aspect, electric fire

Dining Room

16'1" x 9'10" (4.92 x 3.02)

Door to rear, electric heater, double glazed French doors to conservatory

Conservatory

9'6" x 9'2" (2.9 x 2.8)

Sealed unit double glazing, door to garden

Cloakroom

Low level WC, hand basin

Kitchen

10'8" x 7'7" (3.26 x 2.33)

Base & wall units with worktops, double glazed window to front aspect, electric cooker point, sink with drainer, plumbing for washing machine, integrated dishwasher

Landing

Double glazed window to side aspect

Bedroom 1

20'8" x 9'2" max 8'5" min (6.3 x 2.8 max 2.58 min)

Shower in cubicle, hand basin, double glazed window to rear aspect

Bedroom 2

9'3" x 7'8" (2.83 x 2.34)

Double glazed window to front aspect





Bedroom 3

9'10" x 8'8" (3 x 2.65)

Double glazed window to side aspect, door to bedroom 4

Bedroom 4

9'10" x 7'4" (3.02 x 2.25)

Double glazed window to rear aspect

Bathroom

Jacuzzi bath, hand basin, low level WC, opaque double glazed window to front aspect, airing cupboard

Outside

To the front there is a driveway leading to a garage (8.7m x 3.04m) with electric up & over door and power & light. Lawned garden. To the rear there is a well kept lawned garden with decked patio, bushes and shrubs.

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

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.

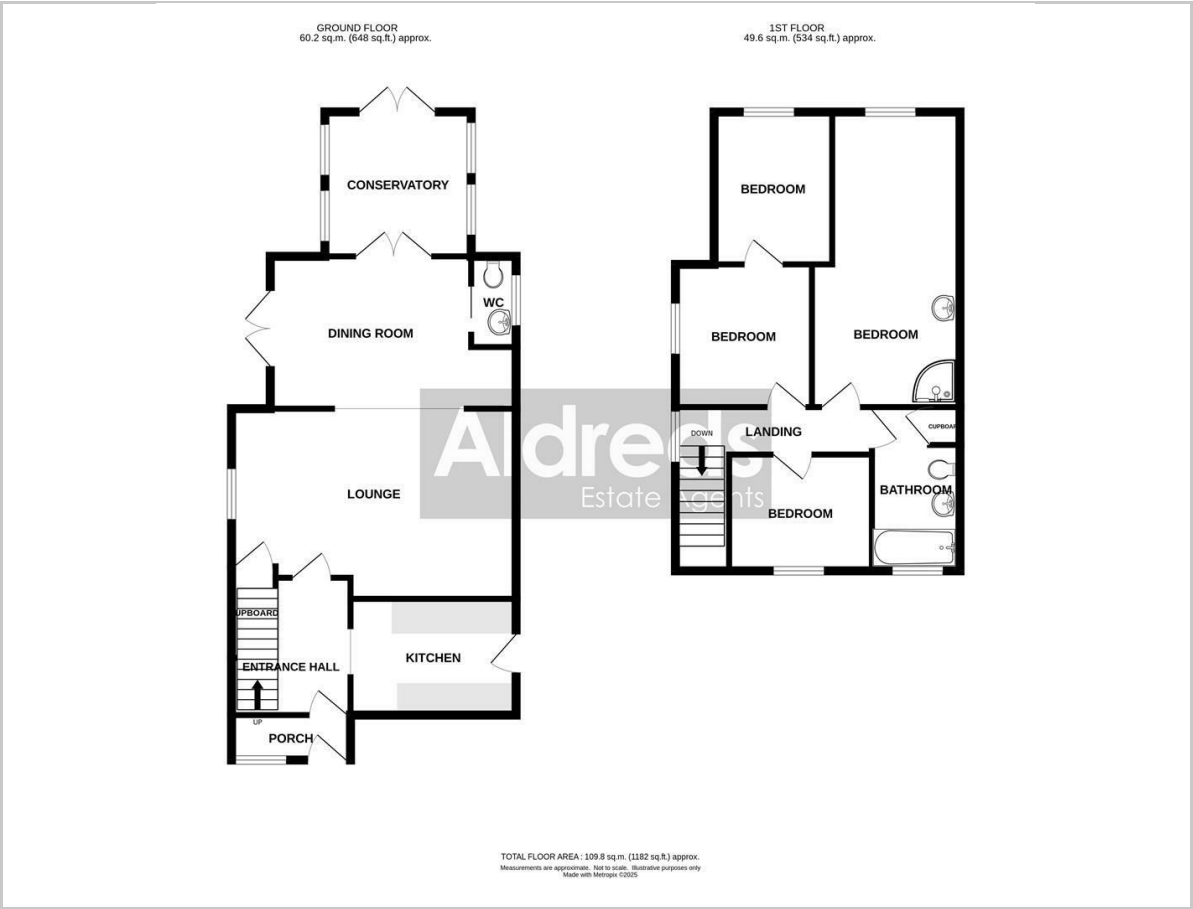
Directions

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.

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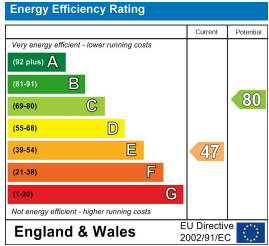
Floor Plan



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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