

Aldreds
Estate Agents



13 Caledonian Way

Belton, NR31 9PQ

£220,000



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13 Caledonian Way

Belton, NR31 9PQ

This extended three-bedroom mid-terrace home is offered chain free and is beautifully presented throughout, making it an ideal purchase for first-time buyers or families alike. The property features a welcoming porch entrance, a spacious rear kitchen/diner perfect for modern living, and the added convenience of a downstairs bathroom, all complemented by gas central heating.

Situated in a quiet cul-de-sac, the home benefits from a garage located in a nearby block with a parking space in front of it. With excellent transport links and a range of local amenities close by, this property offers both comfort and convenience in a highly desirable location.

Entrance Hall

Laminate floor, double glazed door to front, radiator, stairs to first floor.

Lounge

12'9" x 12'5" (3.9m x 3.8m)

Carpet floor, double glazed window to front, under stairs storage, opening through to inner sitting room, radiator.

Sitting Room

8'6" x 8'2" (2.6m x 2.5m)

Carpet floor, access to kitchen and bathroom, radiator.

Bathroom

6'10" x 8'6" (2.1m x 2.6m)

Tile floor, WC, basin, bath tub with wall mounted shower and glass screen, heated towel rail.

Kitchen/Diner

14'9" x 10'9" (4.5m x 3.3m)

Tile floor, double glazed window and double doors to rear, laminate counter tops, space for cooker, fridge freezer, under and over counter storage, sink and draining board.

Landing

Carpet floor, loft hatch, access to 3 bedrooms and dressing room.

Bedroom 1

7'6" x 12'9" (2.3m x 3.9m)

Carpet floor, double glazed window to front, radiator.

Bedroom 2

9'2" x 8'6" (2.8m x 2.6m)

Carpet floor, double glazed window to rear, radiator.





Bedroom 3

7'10" x 7'6" (2.4m x 2.3m)

Laminate floor, double glazed window to front, radiator.

Dressing Room

6'6" x 5'6" (2.0m x 1.7m)

Laminate floor, double glazed window to rear, radiator.

Garage

Concrete floor, up and over door.

Outside Front

Concrete path and step to front door, grass lawn.

Outside Rear

Grass lawn, concrete path, timber fence boundaries with access gate.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains gas, water, electric, drainage.

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.

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.

What 3 Words

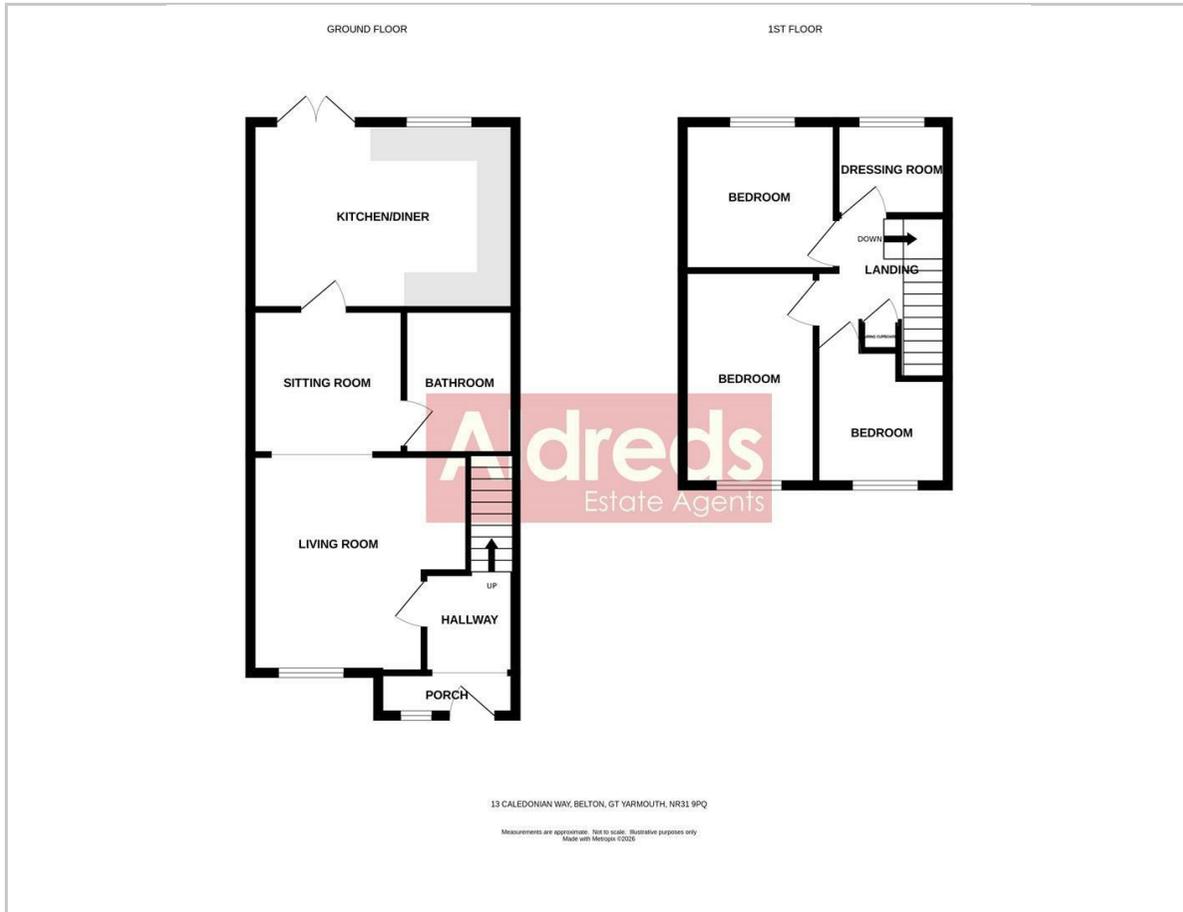
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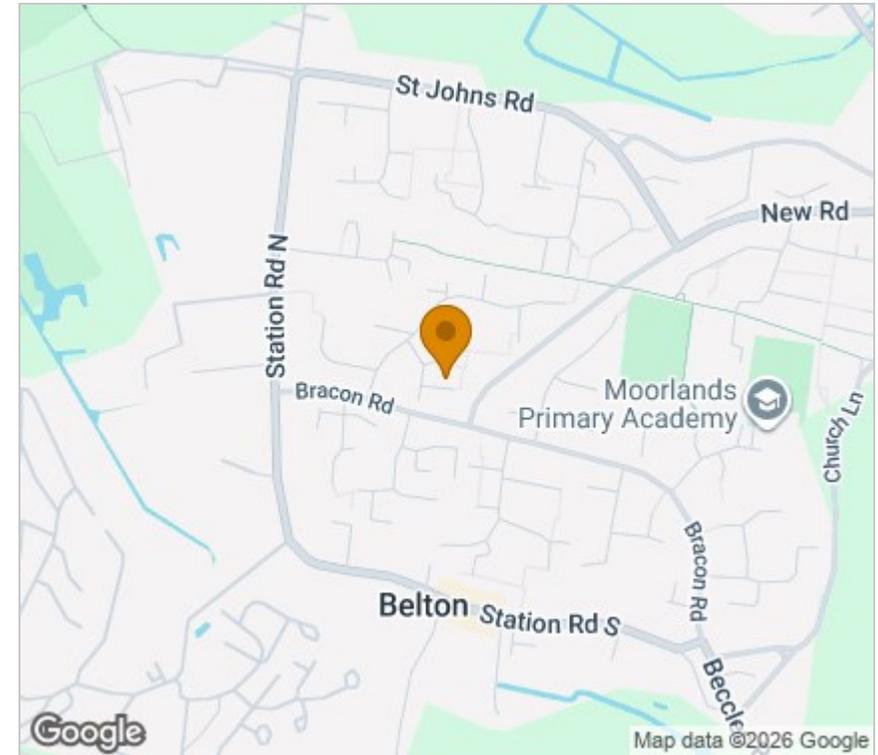
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Floor Plan



Area Map



Viewing

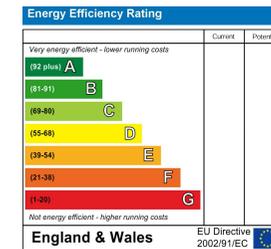
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Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA