

Aldreds
Estate Agents

4 Caledonian Way, Belton, NR31 9PQ

£275,000

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£275,000

4 Caledonian Way

Belton, Great Yarmouth, NR31 9PQ

- West Facing Garden
- Ground Floor Cloakroom
- Bathroom
- Driveway
- Large Garage
- Air Source Heating & Double Glazing
- Two Reception Rooms
- Gardens
- Extended Detached House



BRAND NEW AIR SOURCE HEATING* 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. Brand new Air Source heating and energy efficient radiators. Double glazing.





Entrance Porch
Door to front

Entrance Hall
Radiator. Stairs to first floor landing

Lounge 18'4" x 12'8" (5.59 x 3.87)
Two radiators. Under stair cupboard, double glazed window to side aspect.

Dining Room 16'1" x 9'10" (4.92 x 3.02)
Radiator. Door to side. Double glazed French doors to conservatory

Conservatory 9'6" x 9'2" (2.9 x 2.8)
Tiled floor. Sealed unit double glazing, door to garden

Cloakroom
Low level WC, hand basin. Single glazed window to side.



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

Bedroom 2 9'3" x 7'8" (2.83 x 2.34)
Radiator. Double glazed window to front aspect

Bedroom 3 9'10" x 8'8" (3 x 2.65)
Radiator. Double glazed window to side aspect, door to bedroom 4

Bedroom 4 9'10" x 7'4" (3.02 x 2.25)
Radiator. Double glazed window to rear aspect

Directions

eave 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.



Bathroom
Jacuzzi bath, hand basin, low level WC, opaque double glazed window to front aspect, airing cupboard with large hot water cylinder. Towel radiator.

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. The Air Source Heat Pump is located to the front of the property.

Tenure
Freehold

Services
Mains water, electricity, drainage, air source heat pump

Council Tax
Band C

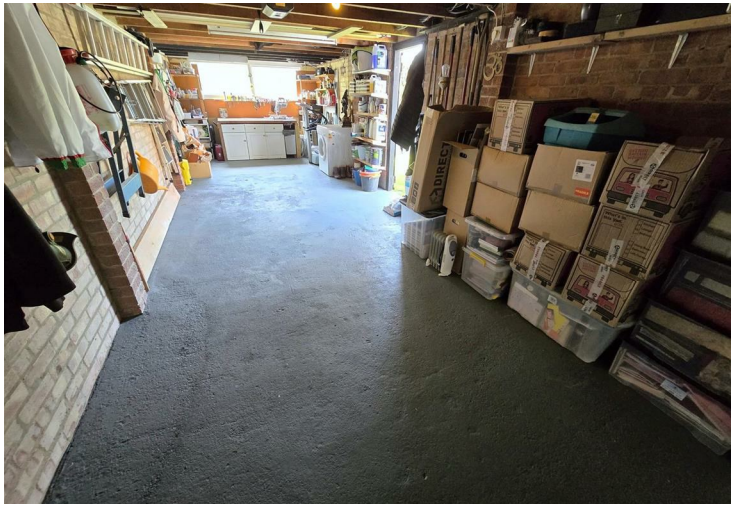
Location
Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to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

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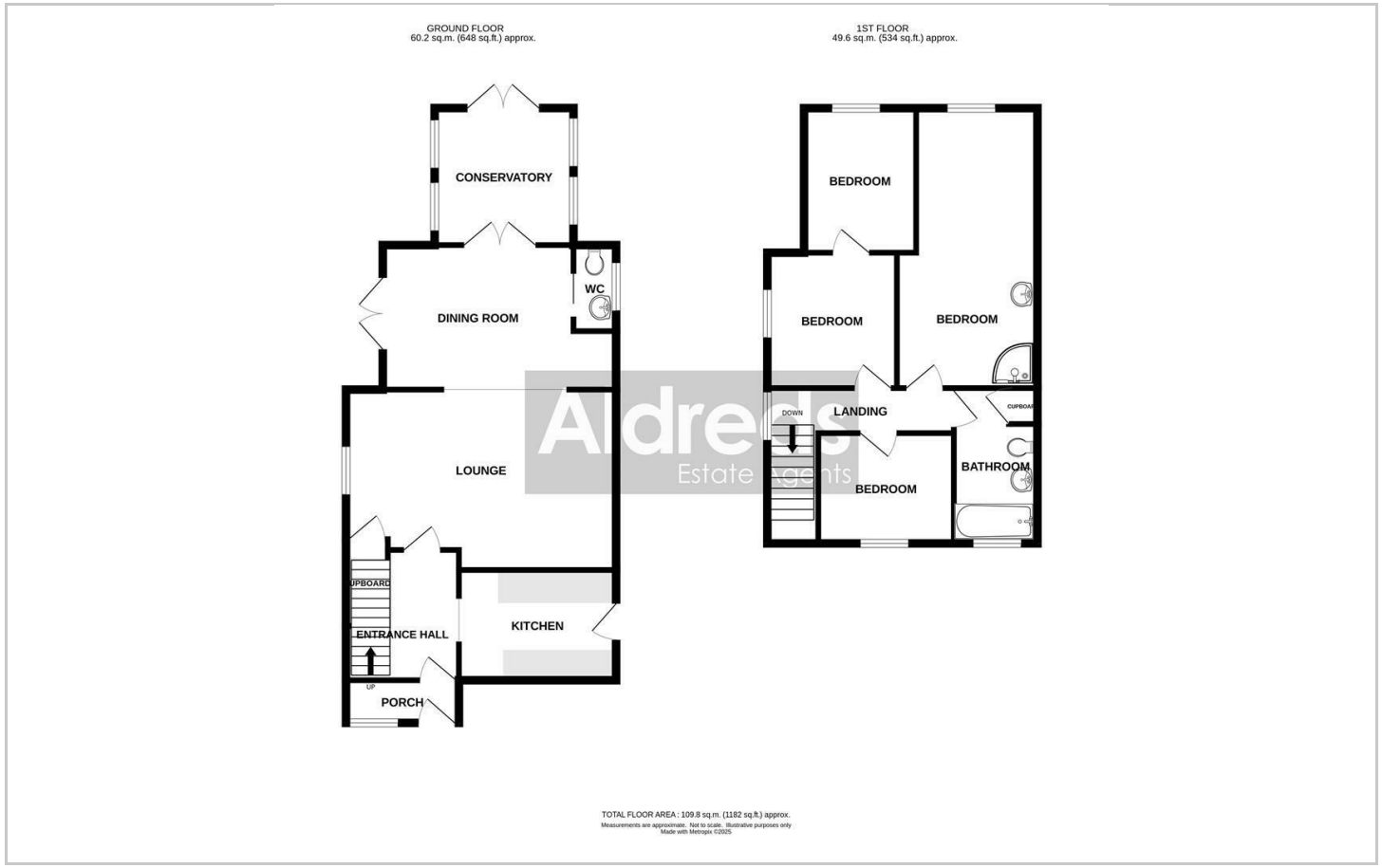
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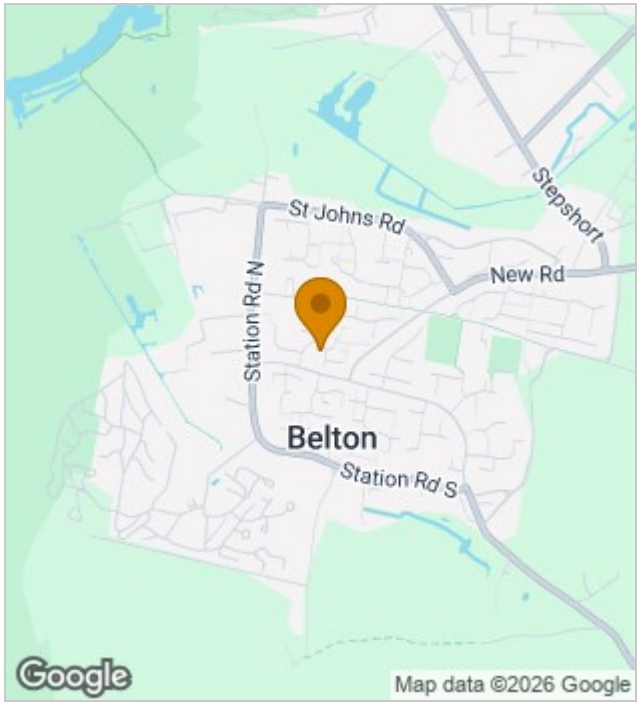




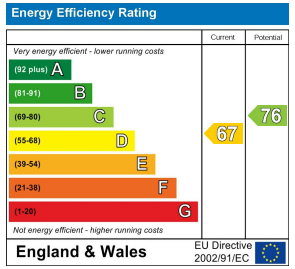
Floor Plans



Location Map



Energy Performance 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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