

**Aldreds**  
Estate Agents



4 Caledonian Way, Belton, NR31 9PQ

£285,000

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# 4 Caledonian Way

Belton, Great Yarmouth, NR31 9PQ

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

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

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.



### 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

### Council Tax

Band C

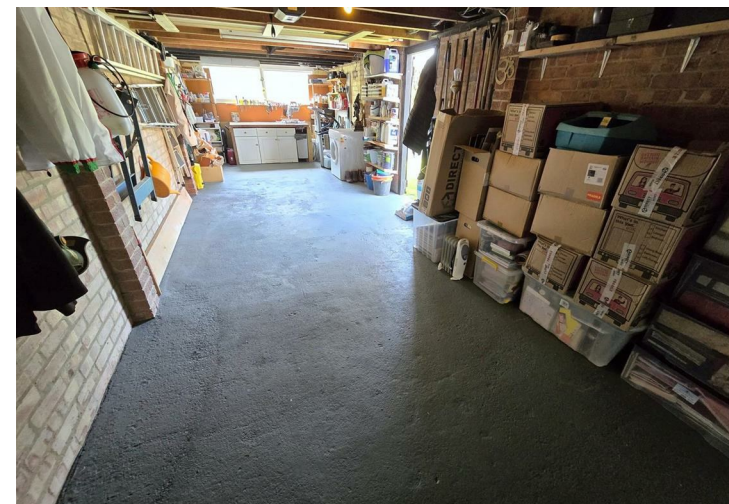
### Location

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.

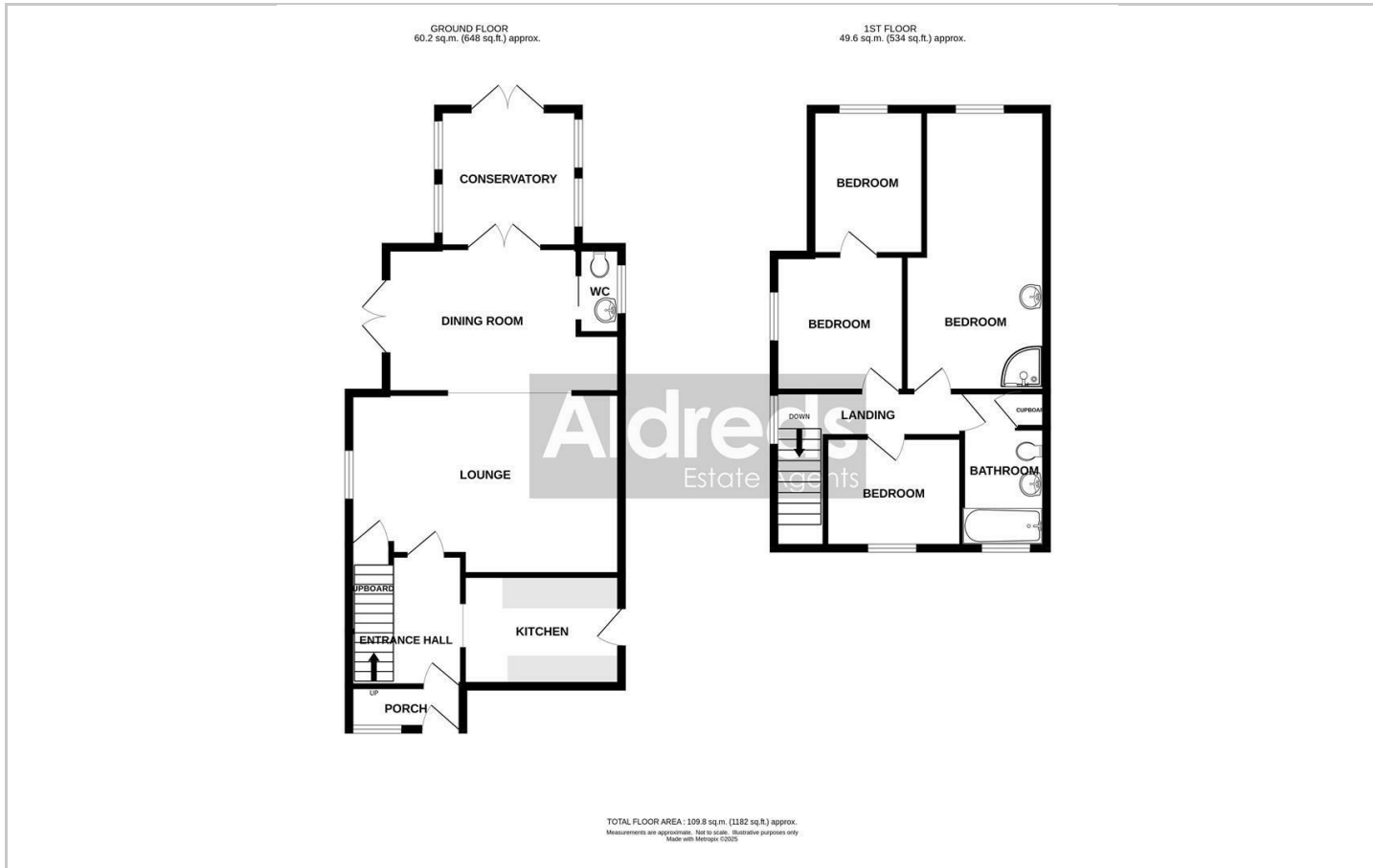
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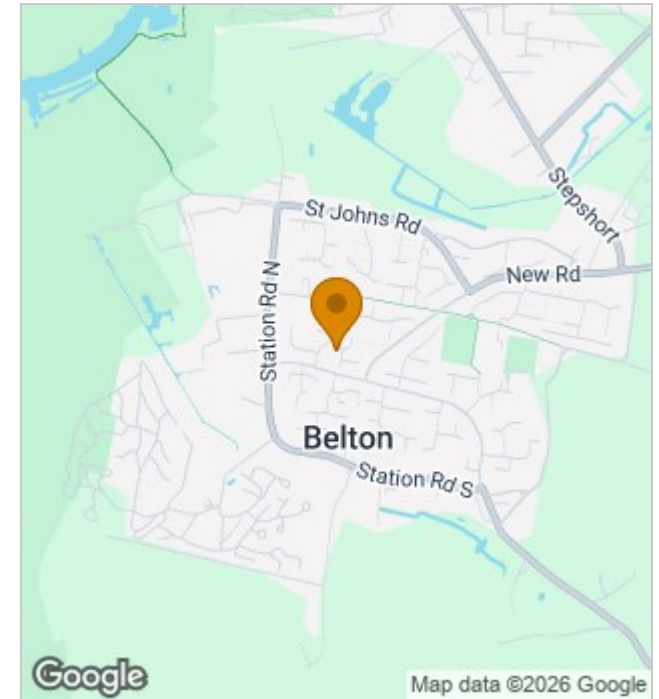
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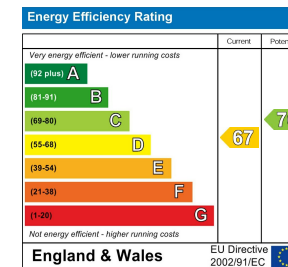
## Floor Plans



## 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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