

SAYERS GREEN

# Hopton, Great Yarmouth NR31 9UT

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app interface. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.



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- No Chain!
- Luxury Detached Family Home
- Open Plan Layout
- Hall Entrance with Integral Double Garage
- Kitchen/Dining Room with Utility Room
- Four Bedrooms
- En Suite & Family Bathroom
- Landscaped Gardens with Decked Seating Area

#### IN SUMMARY

NO CHAIN. With some 1785 Sq. ft (stms) of IMMACULATE and WELL DRESSED accommodation, this sizeable home offers LANDSCAPED GARDENS and a fantastic HIGH SPECIFICATION finish internally. Overlooking GREEN SPACE, there is AMPLE PARKING to front and an integrated DOUBLE GARAGE. Stepping inside, the TILED HALLWAY offers a BRIGHT and WELCOMING space with doors to the 20' DUAL ASPECT SITTING ROOM with a feature fire place, and a door to the cloakroom. The KITCHEN and DINING SPACE are open plan with a CENTRAL ISLAND and GRANITE WORK SURFACES, whilst tiled flooring and WOOD FLOORING create a separation. The UTILITY ROOM offers further storage, whilst an internal door leads to the GARAGE - offering CONVERSION POTENTIAL (stp). Heading upstairs, FOUR DOUBLE BEDROOMS lead off the landing - ALL WITH BUILT-IN WARDROBES, and the main bedroom including a LUXURY EN SUITE with TILED WALLS, storage and feature lighting. The FAMILY BATHROOM offers a similar finish, and Jacuzzi style bath.

#### SETTING THE SCENE

Siding onto green space, the property offers an attractive outlook with a brick weave driveway and double garage to front. Planted borders include shrubbery and shingle, with a gated access to the rear garden, and ramped entrance to the main door.

#### THE GRAND TOUR

The glazed entrance is flooded with natural light, offering tiled flooring under foot and a large recessed barrier mat to keep the space easy to maintain. A door straight ahead leads into the integral double garage - offering clear potential for conversion (stp). At present the garage includes a full range of kitchen units, a sink and the gas fired central heating boiler. Stairs lead up to the first floor, and the doors lead off, first of all to the ground floor cloakroom - finished with a modern white two piece suite with matching flooring and splash backs which create a contemporary finish. The sitting room opposite has been decorated with a clean and modern look, with wood flooring under foot, and triple aspect windows and patio doors, all finished with bespoke shutters. Double doors open into the dining room, with the wood flooring flowing underfoot, and with a seamless flow into the high specification kitchen. Granite work surfaces sit on top of a range of base level units, with a breakfast bar, central island, and wall units. The dishwasher, electric induction hob and electric oven are all built-in, whilst dual aspect windows ensure good natural light. A door leads back into the hall, and the other to the last room, the utility room - finished with matching cupboards and space for a washing machine. Heading upstairs, the landing offers a built-in airing cupboard, with doors to four bedrooms - all with built-in wardrobes. The main bedroom includes a luxury en suite shower room with a



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luxury four piece suite including twin sinks in a vanity unit, with spot lighting below, rainfall taps and a back-lit vanity mirror. The family bathroom is matching, but swaps the shower for a 'Jacuzzi' style bath.

#### THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped with sweeping lawns, a patio and composite decked seating area with spot lighting. Timber fencing, brick walling and a feature wall with brick piers and timber fencing creates an attractive boundary. Various planting and shrubbery can be found, with outside power and water supply.

#### OUT & ABOUT

Hopton is a sought after village located approximately 13 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 8 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. Local amenities within the village include village stores, dentist, primary school, hairdressers, garden centre, parish church and public house.

#### FIND US

Postcode : NR31 9UT

What3Words : ///tweed.unlocking.stolen

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Solar panels are included and provided a yearly return in the region of £700-£800 PA on a feed in tariff. To one corner of the garden, a brick built building encloses an electric substation.

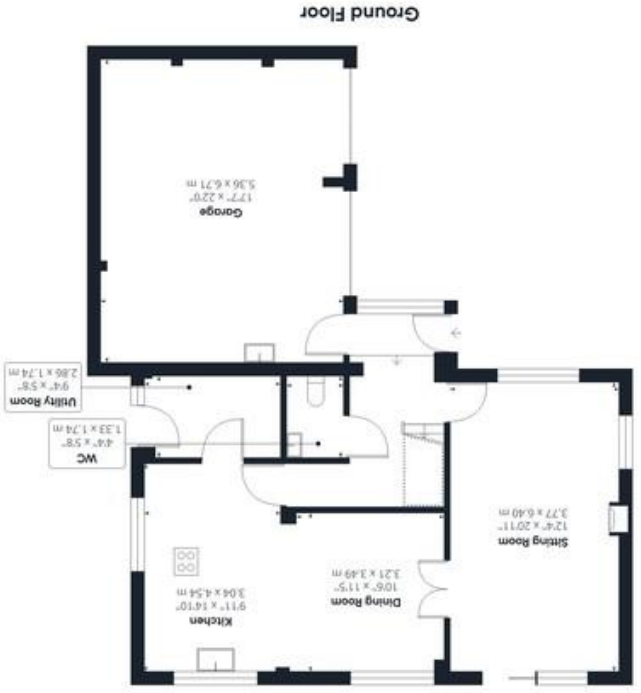
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Price:



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1785.05 ft<sup>2</sup>  
 165.84 m<sup>2</sup>

Reduced bedroom  
 12.92 ft<sup>2</sup>  
 1.20 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.