

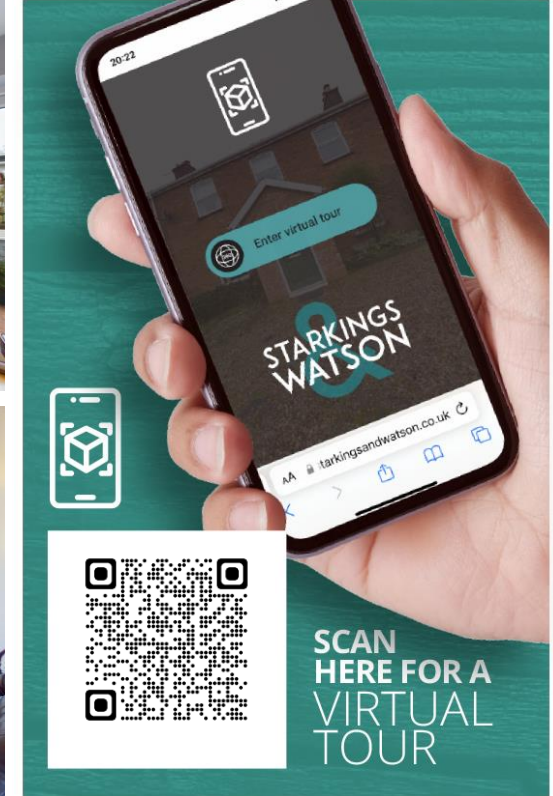
POTTERS DRIVE

Hopton, Great Yarmouth NR31 9RW

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Modernised & Extended Family Home
- Over 1270 Sq. ft (stms) including Garage
- Striking Contemporary Interior
- Two Reception Rooms
- Conservatory with Warm Roof
- High Gloss White Kitchen/Breakfast Room
- Three Bedrooms
- Well Stocked Gardens, Garage & Parking

IN SUMMARY

This STRIKING CONTEMPORARY detached family home offers an IMMACULATE SHOW HOME INTERIOR, with over 1270 Sq. ft (stms) of accommodation, including an INTEGRAL GARAGE with conversion potential (stp). Having been EXTENDED and MODERNISED, the property includes an attractive décor, uPVC double glazing, REPLACEMENT OAK INTERIOR DOORS and a WARM ROOF to the conservatory - allowing all year round use. The accommodation leads from an ENTRANCE HALL, and includes a 14' sitting room, ARCHED DOUBLE DOORS to the dining room, open plan CONSERVATORY, HIGH GLOSS KITCHEN/BREAKFAST ROOM with LED lighting, and W.C to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, along with a MODERNISED FAMILY BATHROOM featuring a large DOUBLE RAINFALL SHOWER and built-in STORAGE.

SETTING THE SCENE

With a block paved pathway and driveway to front, a lawned frontage is enclosed with low level box hedging and planted borders. A storm porch leads to the front

door, with the garage integral and gated access to the sides.

THE GRAND TOUR

With a uPVC double glazed entrance door to front, engineered oak wood flooring leads in and under foot, with stairs to the first floor and storage below. Replacement internal doors lead into the main living space, starting with the sitting room, facing a feature fire place, with fitted carpet under foot and a uPVC double glazed bay window to front. Feature arched double doors lead into the formal dining room, also finished with engineered oak wood flooring, and an open aspect to the conservatory. Finished with a warm roof, the conservatory features windows to side and rear, and French doors to the garden. The kitchen leads off the dining room, with a contemporary high gloss range of wall and base level units, with Quartz work surfaces, built-in eye level Smeg microwave combination and electric oven, and an inset electric induction hob. LED lighting runs around the kick boards, with feature hanging lights over the breakfast bar. The dishwasher is integrated, with space for the fridge/freezer. French doors lead to the garden, with a door back into the entrance hall, and into the cloakroom, which also provides utility space with a tiled splash back and hand wash basin. Heading upstairs, an airing cupboard is built-in on the landing, with three bedrooms leading off, all finished with fitted carpet and uPVC double glazing. The family bathroom offers a contemporary four-piece suite, with a double ended bath, double shower with electronic twin head rainfall shower and a range of built-in storage under the sink unit.



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THE GREAT OUTDOORS

The rear south facing garden offers a private and secluded setting, with areas of lawn, seating and an abundance of planting. The brick weave pathway and patio soaks up the summer sun, with a timber-built log cabin (available via separate negotiation) with power and lighting adjacent. A green house (also available via separate negotiation) is tucked to one corner, whilst an outside water supply and gated access to front can also be found. The garage offers an electric roller door to front, power and lighting.

OUT &* ABOUT

The coastal village of Hopton offers a wealth of local amenities whilst being located on the coast with sandy beaches within walking distance! The village benefits from a dentist, post office, doctors, 2 shops, 2 public houses, salon and a petrol station and local transport links are excellent including a regular bus service to both Great Yarmouth and Lowestoft where a larger range of amenities are on offer,

FIND US

Postcode : NR31 9RW

What3Words : ///amplified.rollers.doses

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾

1277.55 ft²
118.69 m²

(1) Excluding balconies and terraces

GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

