

# HOPTON GARDENS

## Hopton, Great Yarmouth NR31 9DF

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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QR Code to be added when available.

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# STARKINGS & WATSON

- No Chain!
- Presented in Good Order
- Ideal First Time Buy or Holiday Rental
- Modern Kitchen
- Sitting / Dining Room
- Two Double Bedrooms
- Newly Fitted Wet Room
- Private Garden, Driveway & Garage

#### IN SUMMARY

NO CHAIN! Located in the popular COASTAL village location of HOPTON on a popular residential road you will find this SEMI-DETACHED BUNGALOW offered with no onward chain presented in excellent order throughout. Externally you will find large front garden and plenty of DRIVEWAY PARKING to the side with SINGLE GARAGE. To the rear there is a PRIVATE and ENCLOSED rear garden with newly laid patio. Internally the bungalow has been re-decorated and features new carpets. There is a WELL FITTED WET ROOM/SHOWER ROOM, TWO DOUBLE BEDROOMS, sitting/dining room and modern kitchen. The property would ideally suit a FIRST TIME BUYER, downsizing or someone looking for a holiday home/buy to let.

#### SETTING THE SCENE

To the front there is a large lawn with hard standing driveway adjacent providing plenty of parking. The driveway in turn leads to the garage with up and over door. There is a gated side access to the rear garden with the main entrance door found to the side.

#### THE GRAND TOUR

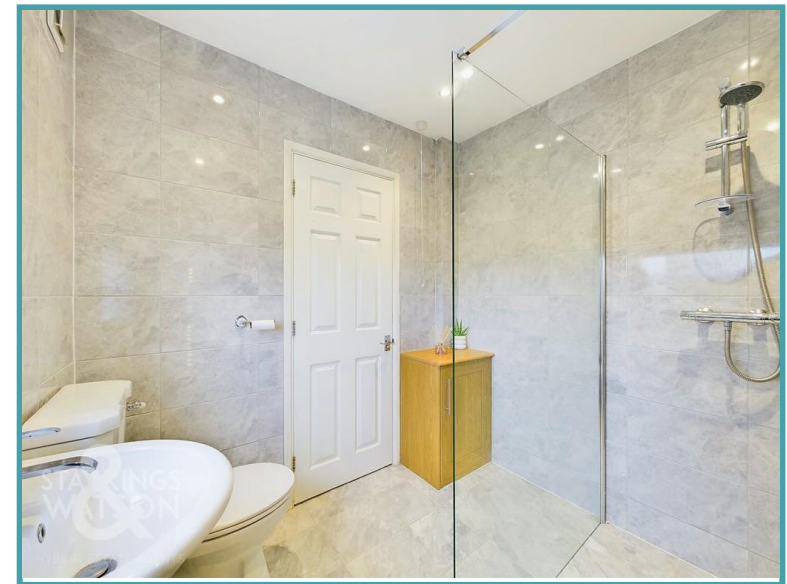
Entering via the door to the side there is a hall entrance with loft hatch access housing the combi gas fired boiler. The first room to the right is the newly re-fitted shower/wet room which is fully tiled and finished to a good standard with double sized walk in shower. Located off the hallway and overlooking the rear of the bungalow are two double bedrooms with the larger one offering built in wardrobes. The final space is the reception and kitchen found to the front of the bungalow. The sitting/dining room is a bright welcoming space with newly fitted carpets with plenty of space for soft furnishings and table and chairs. The kitchen is found off the sitting room with a range of fitted units and rolled edge worktops over. The kitchen offers space for free standing oven, washing machine and fridge/freezer.

#### THE GREAT OUTDOORS

The private rear garden is enclosed with timber fencing. The garden is mainly laid to lawn with newly laid brickweaved patio and pathway creating the ideal space to relax and entertain. From the garden there is access to the rear of the garage.

#### 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



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



service to both Great Yarmouth and Lowestoft where a larger range of amenities are on offer.

#### FIND US

Postcode : NR31 9DF

What3Words : ///overheat.craters.providing

#### 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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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.

(1) Excluding balconies and terraces

**Kitchen**  
9'0" x 7'0"  
2.75 x 2.14 m

**Shower Room**  
6'7" x 7'1"  
2.03 x 2.16 m

**Bedroom**  
12'1" x 8'1"  
3.70 x 2.49 m

**Bedroom**  
12'2" x 9'10"  
3.72 x 3.00 m

**Sitting/Dining Room**  
17'1" x 11'0"  
5.22 x 3.37 m

Approximate total area<sup>m</sup>  
574.25 ft<sup>2</sup>  
53.35 m<sup>2</sup>