

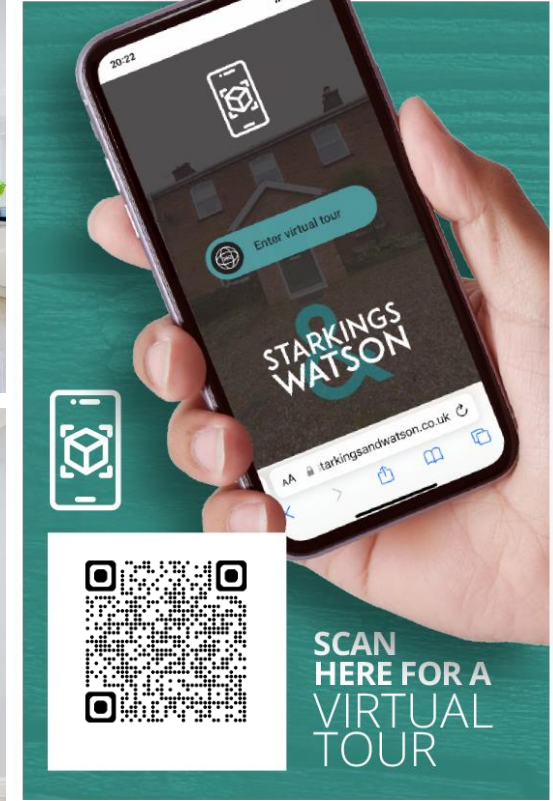
KIDD'S CLOSE

Hopton, Great Yarmouth NR31 9UR

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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- Detached Family Home
- Exceptional Decorative Order Throughout
- Four Reception Rooms
- 29' Open Plan Kitchen/Dining Room
- 21' Sitting Room with Part Vaulted Ceilings
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Private Rear Garden

IN SUMMARY

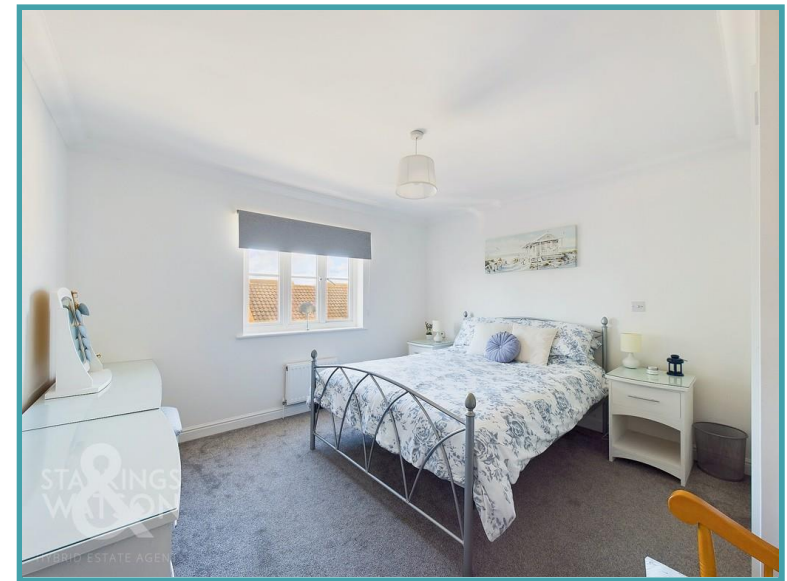
Offered in EXCEPTIONAL CONDITION, this DETACHED FAMILY HOME has been EXTENDED to offer a little over 1930 Sq. Ft in total (stms), with an array of HIGH QUALITY fixtures and fittings. The ground floor offers VERSATILITY and OPEN PLAN LIVING across FOUR RECEPTION AREAS - including a family/games room, open kitchen/dining room with the kitchen boasting a RANGE OF INTEGRATED APPLIANCES leading into the stunning sitting room with VAULTED CEILINGS. A cloakroom, study and utility room all finish off the space on the ground floor while the first floor leads you to FOUR DOUBLE BEDROOMS, family bathroom and a 'Jack & Jill' en suite between rooms one and two. The rear garden has been designed with friends and family in mind, with patio seating areas, large timber summerhouse/workshop and BESPOKE OUTDOOR KITCHEN and PIZZA OVEN, with ample OFF ROAD PARKING to the front.

SETTING THE SCENE

Approached from Seafields Drive, Kidds close can be found to your right, a secluded private drive with only six properties populating as you travel up this road. The home appears to your left with a large brick weave driveway frontage, mature hedged borders for privacy and tall hedges to the side leading to a timber gate with access into the rear garden.

THE GRAND TOUR

Stepping in via the front door, you are first met with the central hallway with wood effect Karndene flooring underfoot leading you all through most of the ground floor accommodation. Immediately to your right is a handy two piece cloakroom complete with uPVC double glazed window to the front and radiator while sitting next door is a handy and very versatile study currently serving as a craft room with fitted storage which could also make a potential playroom for expecting families. To your left is the family room currently serving as a home office and entertainment area. This space, formerly the sitting room, can be used in many ways with large box bay double glazed window to the front, fitted storage and wood panelled French doors leading into the dining room area. The dining room and kitchen are open plan and finished to a high standard to create a sociable living area ideal for modern families where a formal dining space perfect for a large table can be found underneath the downward spotlights and in front of additional storage units containing a wine fridge and separate freezer. Stepping into the kitchen you are first met with a central island with granite worktops extending out to create a breakfast bar. Within the kitchen island is an induction hob with sleek built in extraction unit. Set around the granite worktops for the rest of the kitchen are an array of wall and base mounted storage with many integrated appliances including two integrated ovens and warming drawers, integrated microwave and convection oven, fridge, freezer, waste disposal unit within the sink, large larder cupboard, dishwasher, coffee maker and water softener. Just through from the kitchen is the handy utility room offering the central heating boiler and is complete with additional storage, sink, with space for a tumble dryer and plumbing for washing machine. At the very rear of the property is the stunning sitting room with tall feature vaulted ceilings complete with controlled Velux windows, lighting and rain sensors with two sets of French doors leading you into the rear garden patio. The first floor landing gives access to all four bedrooms, additional built



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in storage and the crisply finished three piece family bathroom complete with shower head over the bath, ample vanity storage and heated towel rail. The smaller of the four double bedrooms is found to your right with a front facing aspect, carpeted flooring, radiator and built in wardrobes while the third bedroom sits adjacent to this with a rear facing aspect. A slightly longer room where built in wardrobes were removed to create additional bedroom space but could easily be returned to their original function. The second bedroom sits towards the front of the property again with a front facing aspect with carpeted flooring underfoot and built in wardrobes sharing the en-suite with the main bedroom which sits at the very rear of the property benefits from a fantastic sized walk in wardrobe with ample fitted storage, carpeted flooring and radiator whilst an additional built in storage wardrobe can also be found in the main room. Between both rooms is a 'Jack and Jill' style en-suite bathroom with ample vanity storage, walk in shower unit with rainfall shower head and wall mounted heated towel rail.

THE GREAT OUTDOORS

Externally, the rear garden has been immaculately finished to create a sociable family space with low maintenance artificial lawn sitting in the middle of the garden surrounded by mature hedge borders with colourful flowers and a flagstone patio area at the very rear of the property ideal for enjoying the summer sunshine. On the patio area, the occupants have built a bespoke outdoor kitchen area with preparation table, stone pizza oven and barbecue space. At the very rear of the garden is a large timber decking area sitting in front of a timber summer house/workshop with a secondary patio seating area nestled in the corner.

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 9UR

What3Words : ///germinate.vented.switched

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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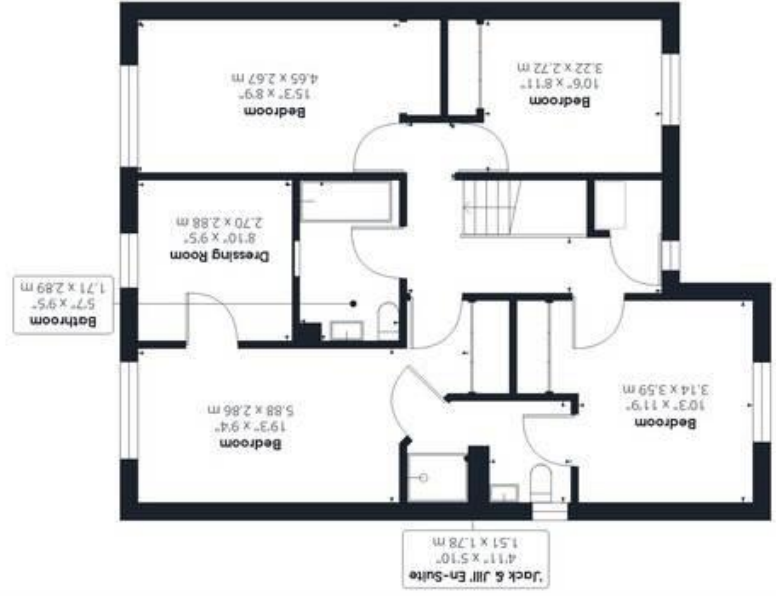
GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area
 1930.83 ft²
 179.38 m²



Floor 1



Ground Floor

