



Kestrel Road, Hopton - NR31 9XZ

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Kestrel Road

Hopton, Great Yarmouth

Located on the very edge of this brand new development sits an IMMACULATELY PRESENTED SEMI-DETACHED HOME benefitting from multiple upgraded features and a PRIVATE SETTING. Internally, the current owners have decorated the home to create a warm and inviting feel where upgraded flooring takes you through the ground floor accommodation to the WC, 13' SITTING ROOM and UPGRADED KITCHEN with FITTED APPLIANCES and open floor space for a breakfast/dining table. The first floor landing gives way to TWO DOUBLE BEDROOMS, each a brilliant size and served by the modern THREE PIECE BATHROOM suite in-between one another. the rear garden has been LOVINGLY LANDSCAPED by the owners to make this space equally as attractive and welcoming as the interior with a raised wooden deck seating area, patio and lawn spaces coming together brilliantly.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



- Semi-Detached New Build Home With Remaining NHBC
- Edge Of Development Setting
- Upgraded Kitchen & Flooring On Ground Floor
- Sitting Room Backing Onto Rear Garden Through French Doors
- Two Double Bedrooms
- Three Piece Bathroom & Ground Floor WC
- Landscaped Rear Garden
- Off Road Parking

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.

SETTING THE SCENE

The property can be found on the very edge of this brand new development where a flagstone driveway allows for off road parking directly in front of the home with manicured shrub planted borders adding vibrancy to the outside space.



THE GRAND TOUR

Once inside, a central hallway leads you through the ground floor accommodation where the current owners have upgraded to a more hard wearing wooden effect flooring whilst also adding to the appealing aesthetic of the home. To your right from the hallway is an upgraded kitchen with a wide array of cabinetry touch on both base and wall mounted storage spaces with downward facing lights and spotlights within the kitchen creating a warm and welcoming atmosphere with further upgraded splashback and integrated appliances to include an oven and hob with extraction above and fridge/freezer. The floor space opens up to the very front of the home to leave room for a formal dining or breakfast table whilst uPVC double glazed windows sit towards the front of the space. Slightly further down the hallway, a handy space underneath the stairs can create further storage whilst sat just behind this is a neatly finished two piece WC complete with low level radiator. At the very rear of the home the property opens up once more with a full width sitting room laid with the same hardware and wooden effect flooring. This space backs onto the rear garden through uPVC double glazed doors and windows overlooking the landscaped rear garden and allowing that draw light to fill the space.

The first floor landing splits into splits in each direction to take you into each of the two double bedrooms with a three piece bathroom suite located in between with a full range of tiling plus shower head and glass screen mounted over the bath and a low level radiator. The smaller of the bedrooms sits towards the very front of the home laid with all carpeted flooring the room could easily accommodate a double bed, with the heat pump being stored in a handy over the stair built in wardrobe, however currently serves as a dress room for the current owners.

The larger double bedroom sits towards the rear of the property again capitalizing on its position on the edge of the development retaining privacy with a large open floor space suited to a double bed with further soft furnishings and storage solutions.

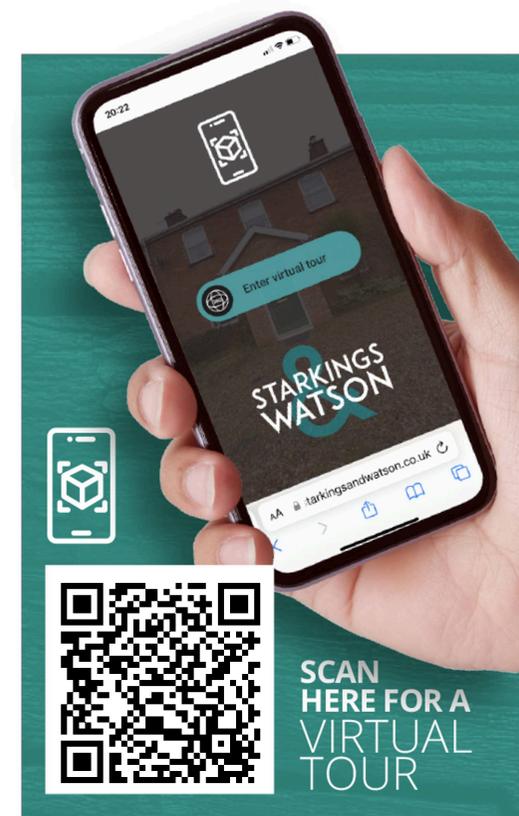
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VIRTUAL TOUR

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





THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides in the rear with timber panel fencing where the owners have extended the initial patio space before heading onto a landscaped lawn area with raised timber deck seating perfectly positioned to make the most of the setting summer sunshine where the owners have run armoured cabling to provide power and lighting to the very rear of the garden in this space.





Approximate total area⁽¹⁾

602 ft²
56 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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