



Potters Drive, Hopton Great Yarmouth NR31 9RH



**william
h brown**

welcome to

Potters Drive, Hopton Great Yarmouth

William H Brown are delighted to present this Three Bedroom Semi-Detached House in the peaceful coastal village of Hopton. The property offers ample living space, with a sizeable plot offering driveway, garage and garden room to rear. This property is a fantastic buy for all! Call 01502 585998!



William H Brown are pleased to offer this gorgeous Three Bedroom Semi Detached home on Potters Drive. The property sits in the charming coastal village of Hopton, with ample amenities on its doorstep, such as shops and bus routes. In addition, the gorgeous coastline is only a short journey away, ideal for those looking to move to the coast! Upon entering the property, a convenient entrance porch offers access to the hallway, leading straight through to the fantastic lounge/ dining space. This open plan space is superb for entertaining friends and families and flows beautifully into the well-designed kitchen to the rear of the home. An additional reception room in the form of a garden room can be found to the rear of the property, overlooking the well sized, landscaped rear garden. A side door also offers access to the useful garage and vast brick weave driveway, suitable for multiple vehicles. The first floor of the property continues the spacious feel felt throughout the property, with three bedrooms all located off of the landing. Two double bedrooms can be found here, with an impressive master included! A convenient family bathroom and third bedroom can also be found from the hallway. Please call William H Brown to view this coastal home today!

Accommodation

Ground Floor

Entrance Porch

Double glazed Front door, Access to Entrance Hall via door, Tiled flooring.

Entrance Hall

Door to Lounge, Access to Stairs for First Floor, Radiator, Carpeted flooring and stairs.

Lounge/ Diner

22' 10" x 13' (6.96m x 3.96m)
Double glazed window to Front and Rear aspects, Feature fireplace, Handy access to Kitchen, Built in Storage cupboard, Two radiators, Power points, Carpet flooring.

Kitchen

9' x 7' 9" (2.74m x 2.36m)
Double glazed Bay window and Door to Rear aspect, Fitted Kitchen units and work surfaces, Sink and drainer unit, Integrated Hob, Over head extractor fan, Oven, Space for Fridge, Plumbing for washing machine, Radiator, Laminate wood effect flooring.

Garden Room

16' 4" x 8' 4" (4.98m x 2.54m)
Double glazed windows surround, Double glazed French doors to Side aspect leading out to the garden, Built in Units and Work surfaces, TV and Power points, Radiator, Tiled flooring.

First Floor

Landing

Access to all Bedrooms and Bathroom, Built in airing cupboard, Loft hatch, Carpet flooring.

Bedroom 1

10' 8" x 8' 2" Plus Wardrobe (3.25m x 2.49m Plus Wardrobe)
Double glazed window to Front aspect, Double Bedroom, Built in Sliding door wardrobe, Power points, Radiator, Carpet flooring.

Bedroom 2

10' 2" x 9' 2" Max (3.10m x 2.79m Max)
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

7' 10" x 7' 8" (2.39m x 2.34m)
Double glazed window to Front aspect, Fitted wardrobes, Power points, Radiator, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, Fully tiled walls, Toilet, Wash hand basin, Corner shower cubicle, Radiator, Shaving point, Lino tile effect flooring.

Outside

Front Garden

Grass to Side aspect, Brickweave driveway leading to Garage with side gate and door, Landscaped shrubbery beds with fencing to Side aspect.

Rear Garden

Patio area leading to landscaped garden with grass and shrubbery, Pathway leading to Greenhouse/Shed, Vegetable patches, Side access Gate to Front Garden.

Garage

Electric roller door, Double glazed Side door, Double glazed window to Rear aspect, Running electricity.



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welcome to

Potters Drive, Hopton Great Yarmouth

- Three Bedroom Home
- Open Plan Lounge/ Diner
- Driveway and Garage
- Garden Room
- Close to the Coast
- Rear Garden with Patio area and Laid Lawn
- Kitchen with Integrated Oven and Hob
- Desirable Village Location with Local Amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108389 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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