

# HARDIMANS



**31 Sea View Rise**  
Hopton, Great Yarmouth, NR31 9SE  
Offers Over £440,000



## 31 Sea View Rise, Hopton, Great Yarmouth, Norfolk, NR31 9SE

HARDIMANS ARE DELIGHTED to be offering One of the nicer designed 4 bedroom family homes situated on an established and particularly popular residential development in the coastal village of Hopton.

The property has a generous entrance hall, where all the rooms naturally lead off, there is a spacious lounge with patio doors overlooking the rear garden, together with double doors connecting to a separate dining room. The kitchen/breakfast room is well fitted to include an induction hob and double oven. There is a separate utility room and downstairs cloakroom. Upstairs, the master bedroom has an en suite shower room and there is a lovely size family bathroom. Outside, the property is situated on one of the larger plots extending to .15 of an acre. The rear gardens are beautifully presented with a variety of mature trees and shrubs and extensive patio areas to sit out and enjoy the sun. In addition, the property has a double detached garage with a double width remote control roller door.

**UPVC double glazed door and side windows to:-**

**L SHAPED ENTRANCE HALL**

with 2 radiators, stairs to first floor, cupboard space under, feature wood effect flooring, built-in store cupboard, built-in cloaks cupboard, ornamental coving.





### **DOWNSTAIRS CLOAKROOM**

low level wc, washbasin, tiled splashback, tiled floor, radiator, upvc opaque glazed window.

### **LOUNGE**

with an attractive fireplace, marble inset and Living Flame coal effect gas fire, 2 radiators, ornamental coving, upvc double glazed window overlooking the front garden, matching upvc patio doors to rear garden, double doors connecting to dining room.

### **DINING ROOM**

with dado rail, ornamental coving, radiator, upvc double glazed window overlooking the rear garden.



### **KITCHEN/BREAKFAST ROOM**

fitted in a modern range of base and wall units, single drainer double sink unit, hot and cold mixer tap, drinking fountain with automatic water softener unit, recess and plumbing for automatic dishwasher, 4 burner induction hob, double oven and grill, stainless steel/glass extractor canopy, tiled splashback, fitted wall cupboards with under lighting, cupboard concealing Worcester gas boiler heating domestic hot water and radiator heating system, radiator, upvc double glazed window overlooking the rear garden, brick arched opening to:-



## UTILITY

single drainer sink, recess and plumbing for automatic washing machine, space for tumble dryer, tiled splashbacks, wall cupboards, upvc double glazed side door and window.



## DOG LEG STAIRCASE TO FIRST FLOOR AND LANDING

built-in airing cupboard, lagged copper cylinder, slatted shelving.

## MASTER BEDROOM

with upvc double glazing, radiator, range of fitted mahogany effect bedroom furniture.



## EN SUITE SHOWER ROOM

shower cubicle with shower boarding, low level wc, washbasin, tiled walls and floor, radiator, upvc opaque glazed window.

## BEDROOM 2

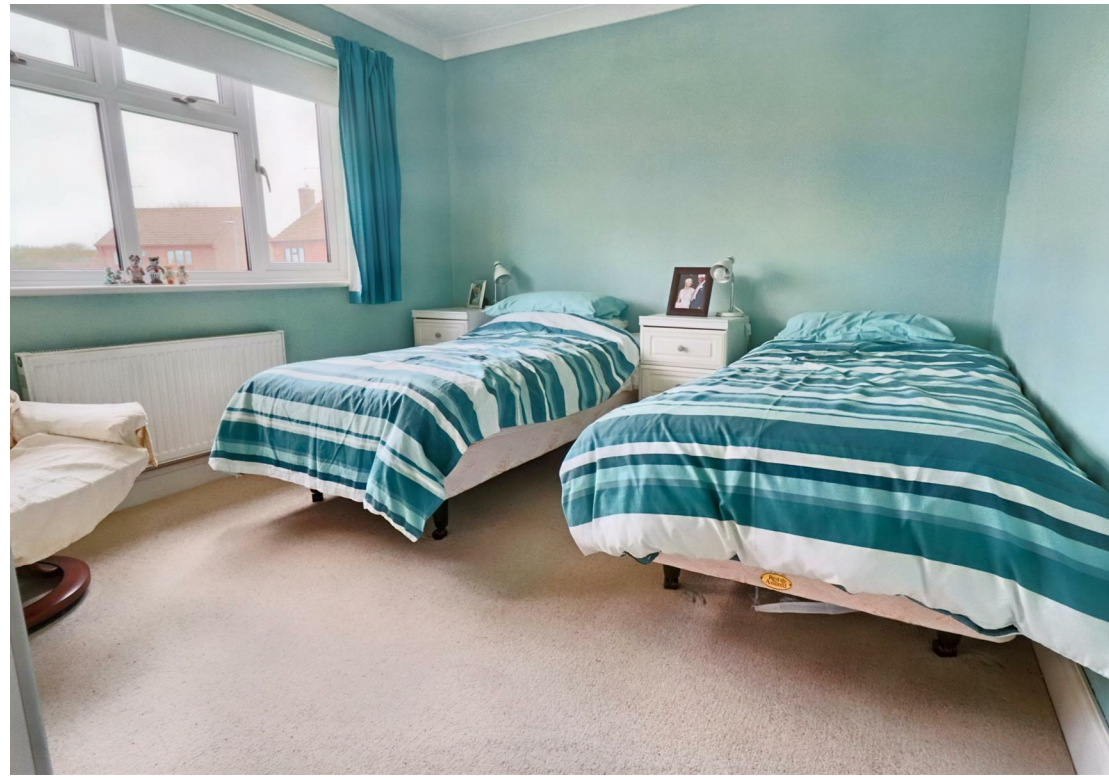
upvc double glazed window, radiator.

## BEDROOM 3

upvc double glazed window, radiator.

## BEDROOM 4

upvc double glazed window, radiator, built-in wardrobe cupboard.





### **FAMILY BATHROOM**

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc, pedestal washbasin, part tiled walls and floor, radiator, upvc opaque glazed window.

### **OUTSIDE**

To the front, the property is situated on a corner plot with good size lawned gardens, easy maintenance borders, external courtesy lighting, double width tarmac driveway leading to detached double garage. To the rear, larger than standard gardens well stocked with a variety of ornamental shrubs, olive palm tree, large patio areas. Note: The property also has potential for a boat/caravan space with additional timber gates.



### **DETACHED DOUBLE GARAGE**

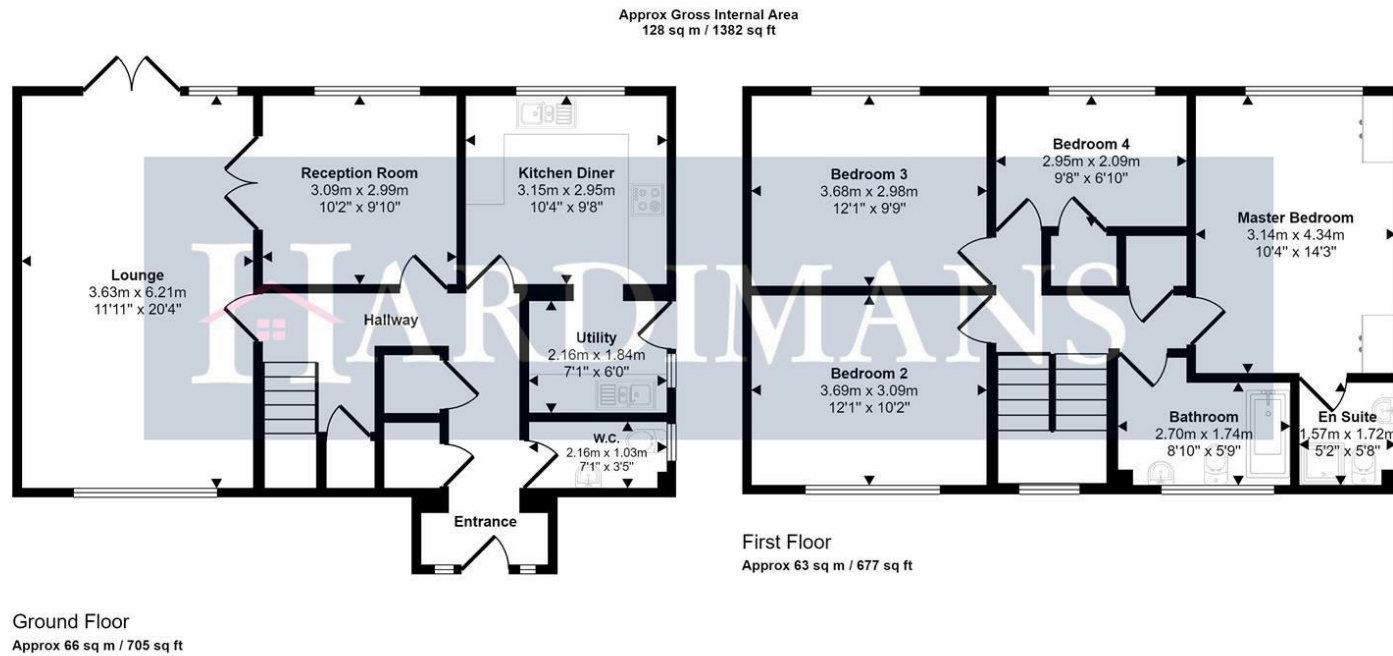
of brick and tile construction with ample power and light, double width remote control roller door.

### **COUNCIL TAX BAND**

**E**

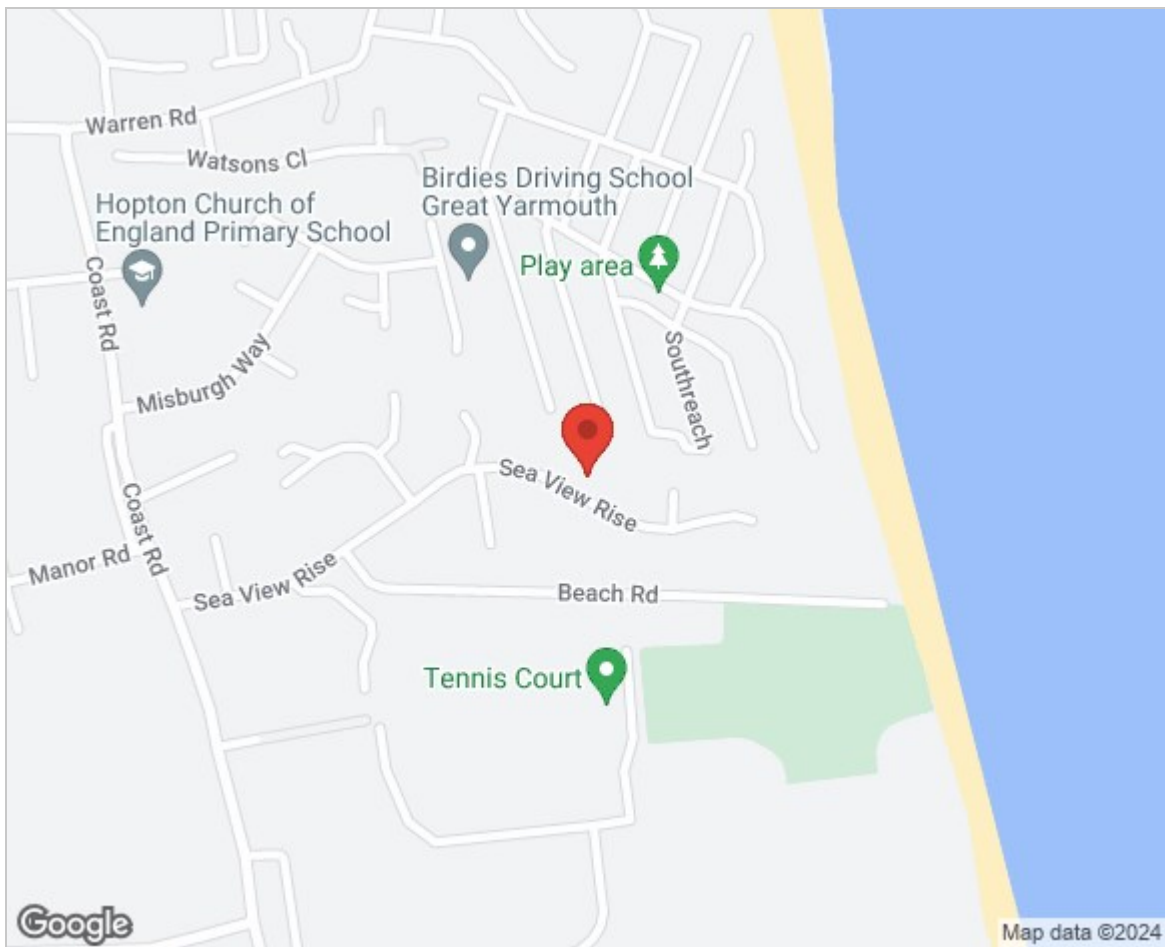


# Floor Plan

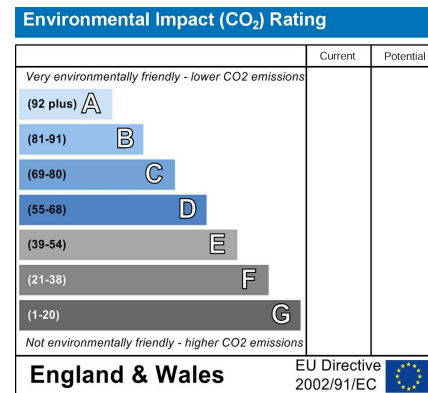
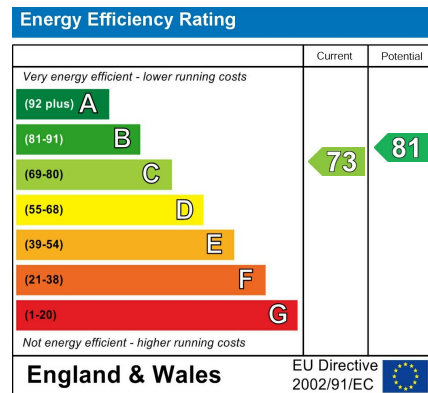


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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