

# HARDIMANS



**4 Julian Way**

Hopton On Sea, Great Yarmouth, NR31 9SU

**Guide Price £345,000**





## 4 Julian Way, Hopton On Sea, Great Yarmouth, Suffolk, NR31 9SU

An outstanding modern contemporarily bungalow having been completely transformed with the addition of a superb open plan living room and kitchen with bi-fold doors and a feature atrium roof, continuing outside the gardens have been cleverly designed to incorporate different seating areas parts of which are under what is a lovely mature oak tree, providing fantastic dappled shade throughout the summer months. The bungalow is also ideally located within a few minutes walk of the SEA & BEACH. This is an outstanding property, presented in 'ready to move in' condition with many attractive features that must be viewed to be fully appreciated.

### LIGHT GREY CONTEMPORARY ENTRANCE PORCH

further door to

### SPACIOUS ENTRANCE HALL

with tiled floor, radiator, telephone points, boiler/airing cupboard with Worcester gas boiler and foam lagged copper cylinder, built-in linen cupboard with slatted shelving.







## **SUPERB OPEN PLAN LOUNGE/DINER AND KITCHEN**

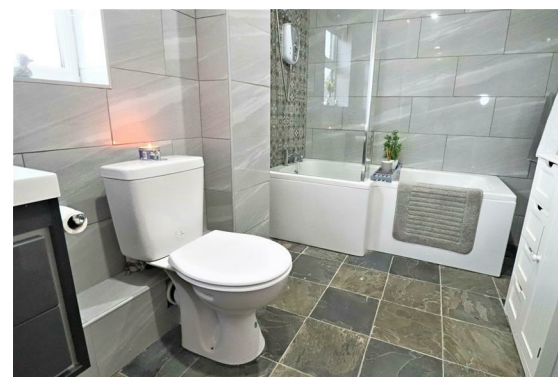
30'6" x 12'4" plus 13'4" x 11'2" (9.30 x 3.78 plus 4.08 x 3.42)

kitchen fitted in an attractive range of modern light grey units with contrasting chrome handles, all in one single drainer one and a half bowl sink unit, to also include an integrated dishwasher and washing machine with front decor panels with slate stone splashback, wall cupboards with under lighting, integrated refrigerator and freezer with front door panels, integrated steam and double oven, roll out larder cupboard, island worktop with electric induction hob fitted cupboard space and drawer units with an attractive circular stainless steel suspended filter hood, additional extractor.



## **LOUNGE AREA**

with atrium roof light with self cleaning and sun reflective glass allowing so much natural light to pour in, 2 radiators, one concealed by radiator cabinet, modern light grey aluminium 3 section bi-fold doors opening out to a decking area, vertical blinds, inset ceiling spot lighting.



## **MASTER BEDROOM**

18'2" x 11'3" max (5.56 x 3.45 max) including a square bay window, upvc glazing, 2 radiators.

## **BEDROOM 2**

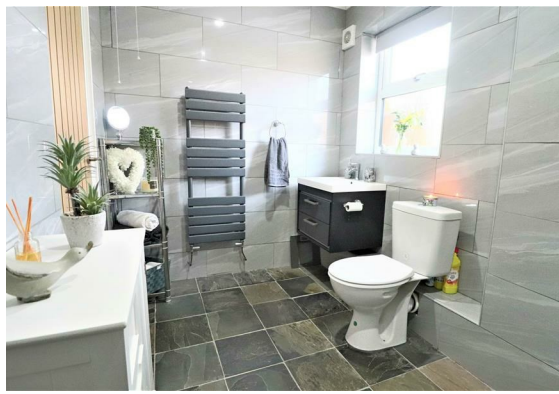
11'4" x 6'7" (3.46 x 2.02) upvc double glazed window, radiator.



## BATHROOM

10'1" x 6'4" (3.09 x 1.94)

feature shower bath, hot and cold Triton instant shower unit and screen, low level wc, modern style vanity washbasin with drawer units under, tiled walls and slate tiled floor, contrasting wall tiling, modern style upright radiator, extractor fan, upvc double glazed window.



## OUTSIDE

The property is situated on a good size corner plot to the front with newly planted lawns and red robin hedging, useful and additional gravelled off road parking area. To the rear, are particularly attractive landscaped easy maintenance gardens with a superb raised paved patio area with sleeper edges and well stocked flower and shrub borders, garden area is completely enclosed by a high level brick retaining wall, has a feature oak tree providing ideal shade in the summer months, further composite decked patio. To the rear, further good size composite decked patio which connects to the main living room and the bi-fold doors, together with the garage and tarmac driveway having ample car standing leading to a detached garage.







#### **DETACHED GARAGE**

16'2" x 8'7" (4.93 x 2.62)  
of brick and tile construction, high level roof storage space, power and light, roller door and upvc personal door.

#### **COUNCIL TAX BAND**

C

#### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

\* Broadband: Ultrafast 1800 mbps download 220 mbps upload

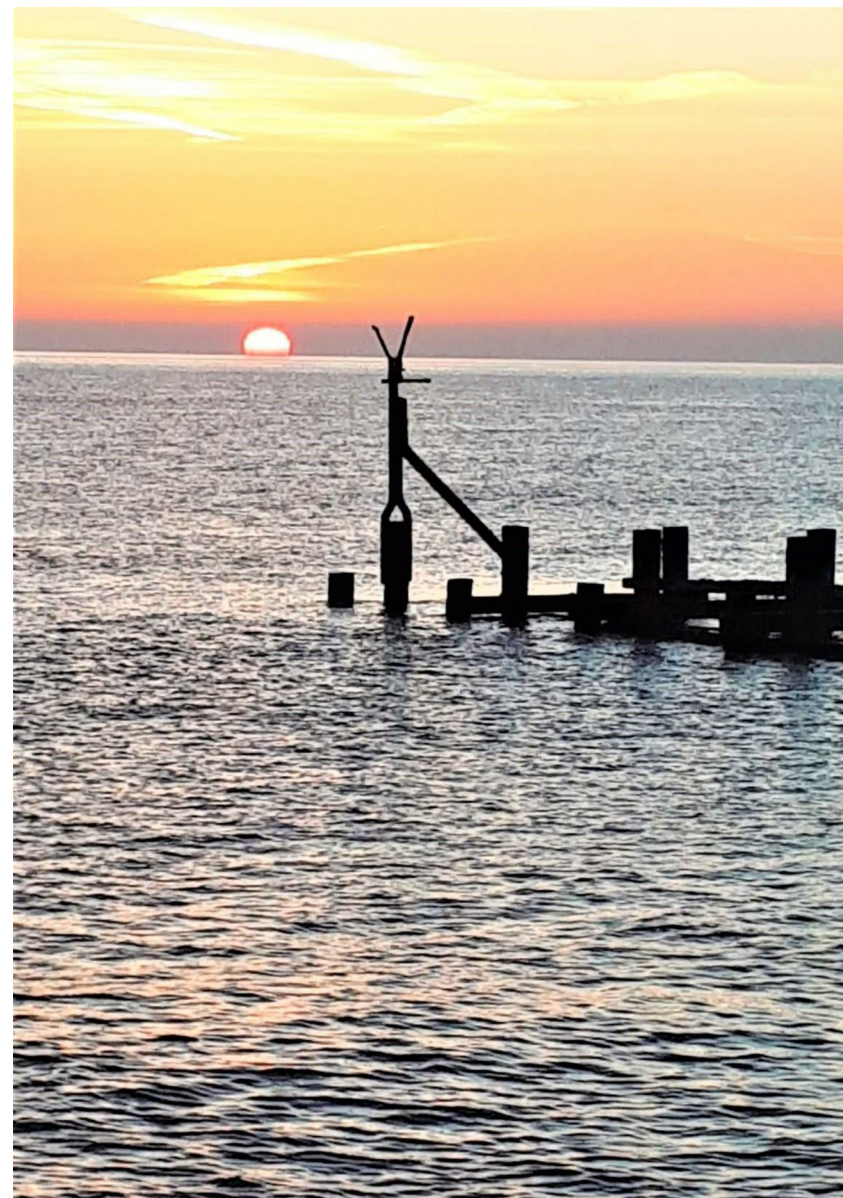
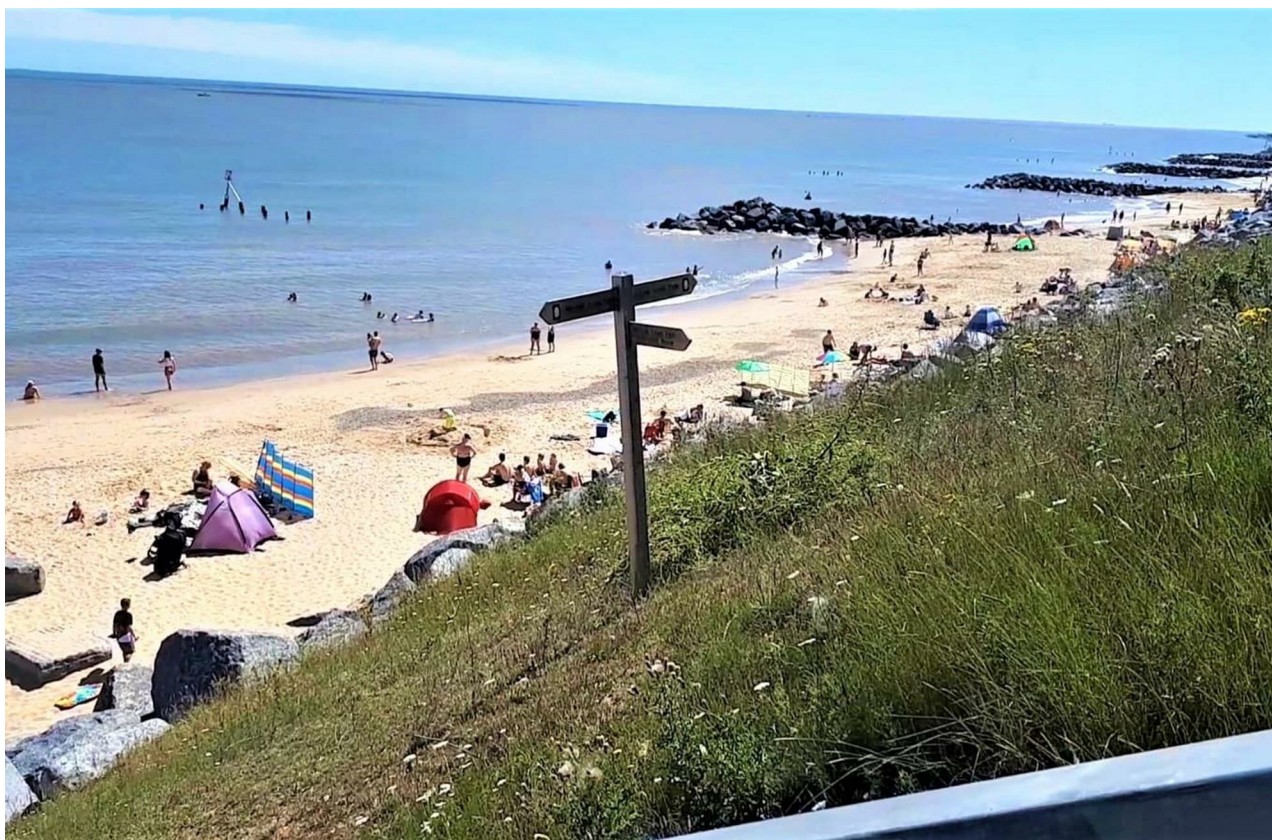
\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY, good connection

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



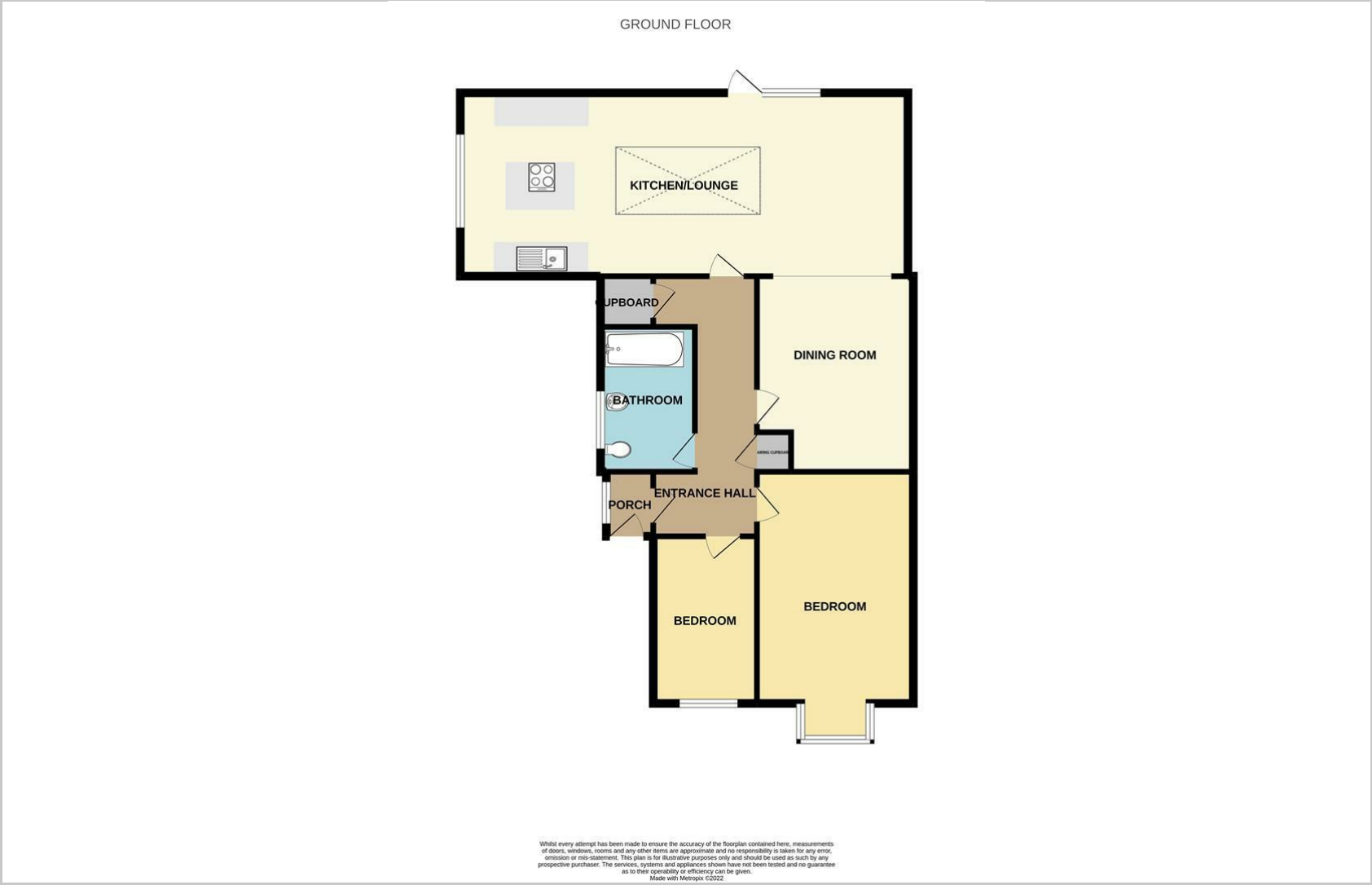


## VIEWS OF HOPTON SEAFRONT



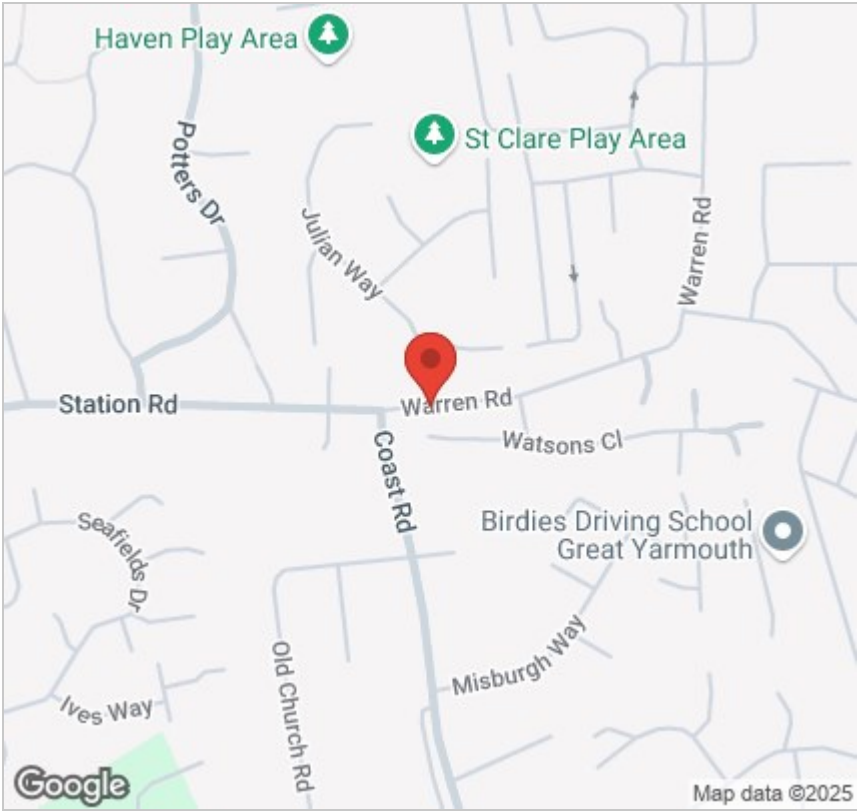


Awaiting Floor Plan

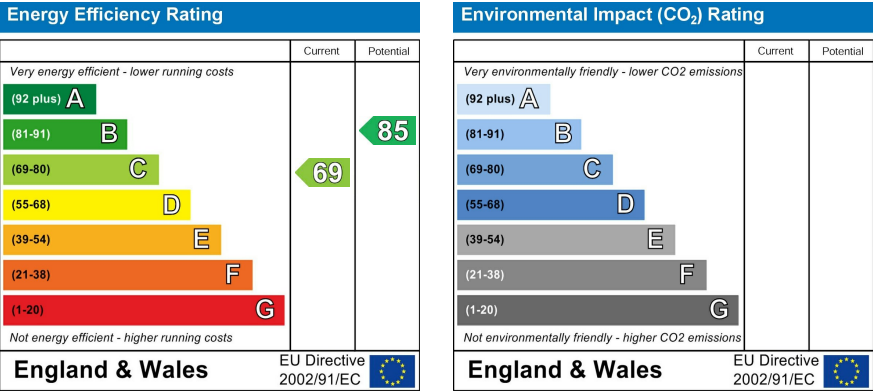




Area Map



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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