

HARDIMANS



31 Sea View Rise
Hopton, Great Yarmouth, NR31 9SE
£420,000



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:-

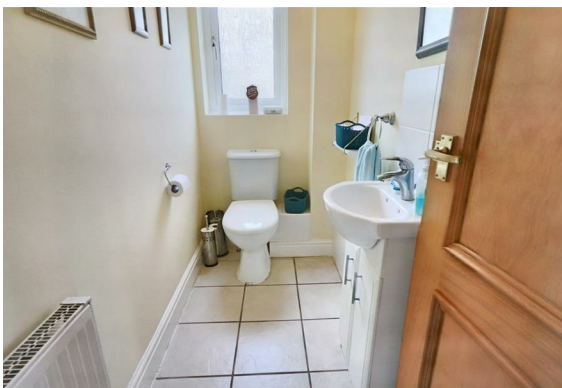
L SHAPED ENTRANCE HALL

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.

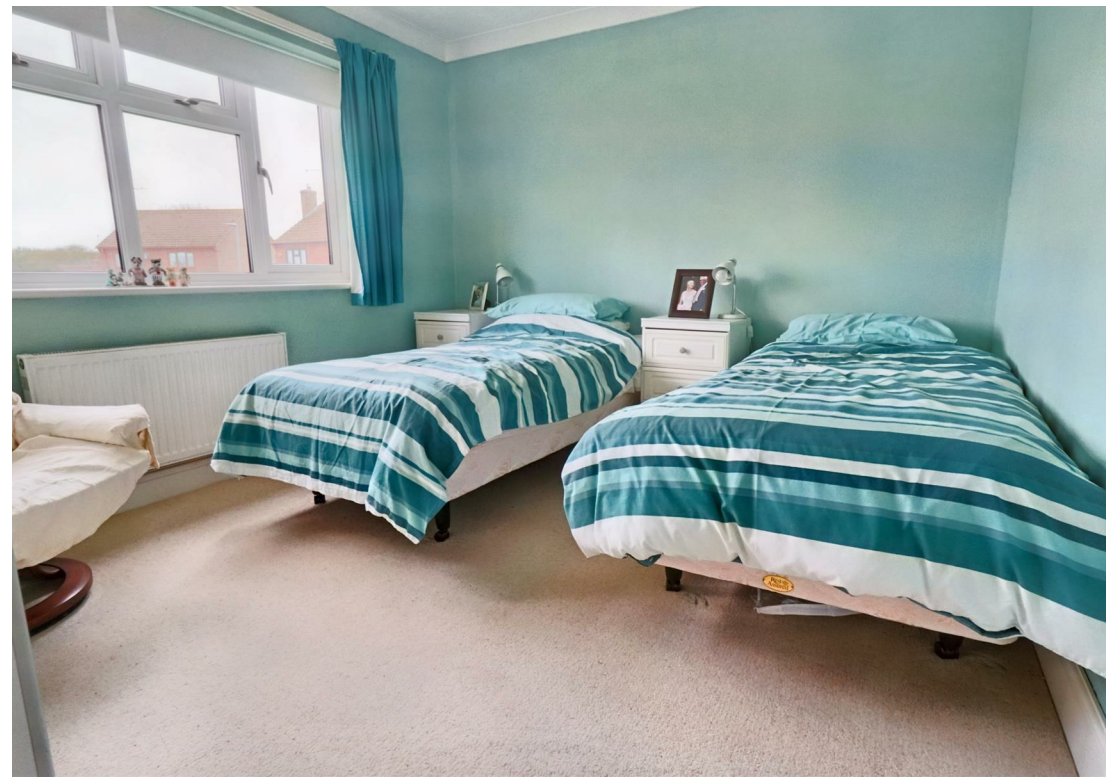
MASTER BEDROOM

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

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

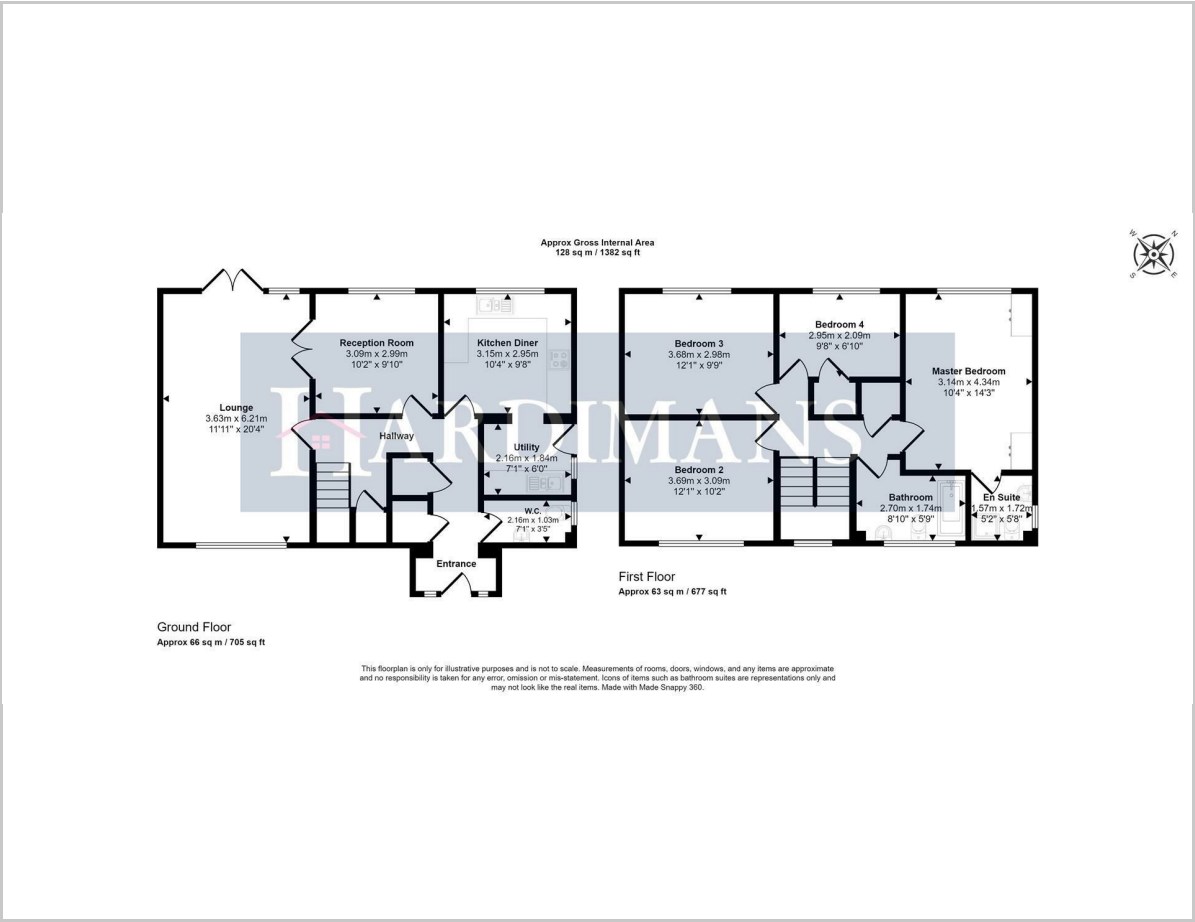
* Broadband: Fibre - Ultrafast download 1800 Mbps upload 220 Mbps

* Mobile: 02, THREE, VODAFONE, EE, ALL LIKELY

* 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.



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

