

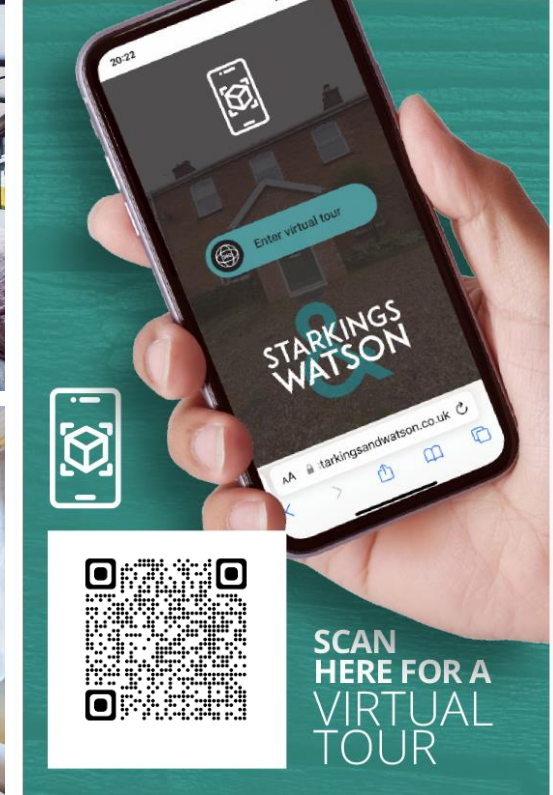
SEA VIEW RISE

# Hopton-on-sea, Norfolk NR31 9SE

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Detached Family Home
- Popular Cul De Sac Location
- Sea Views to Rear
- Two Reception Rooms & Large Conservatory
- Separate Kitchen
- Four Ample Bedrooms
- Private Enclosed Rear Garden
- Large Driveway for 6 Cars and Garage

#### IN SUMMARY

MOTIVATED VENDORS! A beautifully presented and WELL KEPT DETACHED FOUR BEDROOM FAMILY HOME situated in the popular seaside village of Hopton on Sea. The village has variety of local shops and amenities and has a bus service that takes you into Norwich, Great Yarmouth and Lowestoft. Found on a sought after road within the village, the house is only a SHORT WALK FROM THE SEA and benefits from distant SEA VIEWS from the first floor bedrooms to the rear. The accommodation comprises; entrance porch, entrance hall, ground floor shower room, sitting room, large conservatory extension, separate dining room, kitchen, FOUR BEDROOMS and a family bathroom. Outside, the property has a GENEROUS DRIVEWAY providing PLENTY OR PARKING for several vehicles. To the rear is a WELL KEPT, PRIVATE NON OVERLOOKED garden offering privacy throughout the year.

#### SETTING THE SCENE

The frontage is very generous and offers a large hard standing driveway providing plenty of parking for

around 6 vehicles or possibly a caravan as there outside power points for hook ups. To the front there is also an area of mature planting and hedging providing a buffer from the road. The driveway also leads to the single garage with up and over door, power and light as well the main entrance door to the front of the house.

#### THE GRAND TOUR

Entering the house from the front you will find a porch entrance, perfect for coats and shoes leading to the hallway with stairs to the first floor landing. To the right of the hallway is the ground floor w/c and shower with the sitting room located behind. The sitting room offers a feature fireplace as well as window to side and doors into the large conservatory extension. The conservatory provides plenty of extra reception space with newly laid carpets and double doors onto the garden. On the other side of the hall is the dining room with dual aspect and understairs storage. This leads through to the kitchen with ample cupboard storage and solid worktops over. The kitchen provides space for all white goods as well as freestanding oven and hob. There is also a small breakfast bar and access to the rear garden as well. Heading up to the first floor landing you will find a built in airing cupboard and access to all bedrooms. The main bedroom found to the front offers a range of built in bedroom furniture. There is also another double bedroom to the front with built in wardrobe. To the rear and benefiting from distant sea views are two further smaller bedrooms as well as the family bathroom with shower over the bath.



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### THE GREAT OUTDOORS

The private rear garden is beautifully kept and non-overlooked and offers a patio area to the side ideal for outside dining providing access from the rear to the single garage. This in turn leads to the lawned garden with various planted borders and shingled areas as well as pathway to the rear of the garden with further patio. There is a timber built shed and high hedging enclosing the rear garden.

### OUT & ABOUT

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,

### FIND US

Postcode : NR31 9SE

What3Words : ///thumb.deleting.mimed

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™  
 1266.48 ft<sup>2</sup>  
 117.66 m<sup>2</sup>



Floor 1



Ground Floor

