

## 24A HOPFIELD

HIBALDSTOW, DN20 9PN

£325,000  
FREEHOLD

Welcome to this wonderful four-bedroom family home on Hopfield, built by the well-regarded Keigar Homes. This is the perfect family property, exceptionally well-maintained by its current owners, and offered with no forward chain



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### DESCRIPTION

Welcome to this wonderful four-bedroom family home on Hopfield, built by the well-regarded Keigar Homes. This is the perfect family property, exceptionally well-maintained by its current owners, and offered with no forward chain. Upon entering the property, you'll find a lovely front-facing lounge with a charming inglenook fireplace, perfect for installing a log burner or gas stove. The heart of the home is the open-plan kitchen, diner, and family room, featuring a large picture window overlooking the rear aspect and French doors leading to the side patio.

Completing the ground floor is a convenient utility room and a WC. Upstairs, you'll discover four generously sized bedrooms. The master bedroom comes with an en-suite shower room, and there is also a spacious family bathroom. The driveway at the front of the property has been extended, allowing off-road parking for up to four vehicles, and there is an attached garage with a roll-shutter door.

The rear garden is beautifully landscaped, featuring elevated borders and a large patio area, perfect for outdoor relaxation. Situated near popular schools in a lovely village, this home offers a fantastic opportunity for families

### ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator leading into:-

### LIVING ROOM

Forward facing with a UPVC double glazed window to front aspect, feature inglenook fireplace and a radiator.

### KITCHEN / DINER

With a UPVC double glazed window to rear aspect, selection of wall and base units with quartz worktops, one and a half drainer sink, integrated dishwasher, eye

level double oven and built in microwave, five gas ring hob with extractor fan, integrated fridge and freezer, space for a six seater table, radiator opening into:-

### SUN ROOM

With full height picture window to rear aspect, UPVC double glazed French doors to side aspect onto the patio, radiator.

### UTILITY

With a UPVC double glazed door to side aspect, stainless steel sink on a worktop with space and plumbing for a washing machine, larder style cupboard leading into:-

### DOWNSTAIRS WC

With an opaque double glazed window to rear aspect, WC, hand wash basin and a radiator.

### FIRST FLOOR LANDING

With loft hatch access and a storage cupboard.

### MASTER BEDROOM

Forward facing with a UPVC double glazed window, radiator and space for a king size bed with side draws and storage leading into:-

### MASTER EN-SUITE

With a double shower, WC, hand wash basin and a chrome towel heater.

### BEDROOM TWO

Forward facing with a UPVC double glazed window, radiator, over stairs storage cupboard and space for a double bed and side draws.

### BEDROOM THREE

With a UPVC double glazed window to rear aspect, radiator, space for a double bed and storage.

### BEDROOM FOUR

With a UPVC double glazed window to rear aspect, radiator, space for a single bed and storage.



## EXTERNALLY

The front of the property has a block paved driveway providing off street parking for three vehicles leading to the garage. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area.

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### ADDITIONAL INFORMATION

Local Authority –

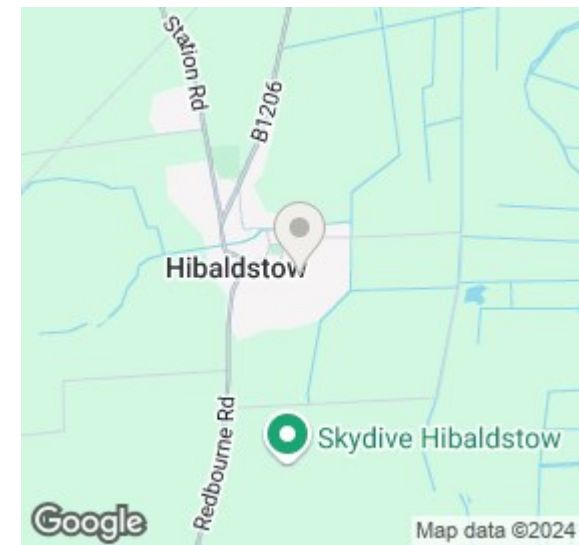
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1367.03 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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