



10 Noel Close

Hopton, Great Yarmouth, NR31 9RT

£320,000



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Sitting in the popular coastal village of Hopton-on-Sea, with a large conservatory and good size garden to rear, Aldreds are pleased to offer this well presented modern three bedroom detached bungalow. The property has an entrance hall, large lounge/dining room, kitchen, conservatory, utility room, three bedrooms, shower room, separate WC. Gas central heating and sealed unit double glazing. To the front of the property there is a driveway leading to garage. To the rear of the property there is a good size garden with large patio area. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

Entrance Hall

Door to front, loft access, radiator.

Lounge/Dining Room

21'0" x 13'10" (6.40 x 4.22)

Double glazed window to rear aspect, radiator, double glazed patio doors to:-

Conservatory

14'5" x 9'6" (4.39 x 2.90)

Sealed unit double glazing, double glazed patio doors to rear garden.

Kitchen

9'9" x 8'0" (2.97 x 2.44)

Base and wall mounted storage units with roll top work surfaces over, double glazed window to rear aspect, sink with drainer with mixer tap over, electric hob, electric oven, integrated washing machine, integrated fridge/freezer, door to:-

Utility Room

16'0" max x 5'7" max (max x max) (4.88 max x 1.70 max (4.87 max x max))

Door to front, door to garden.

Bedroom 1

13'1" x 9'11" (3.99 x 3.02)

Double glazed window to front aspect, radiator.

Bedroom 2

9'7" x 9'1" (2.92 x 2.77)

Double glazed window to front aspect, radiator.





Bedroom 3

9'7" x 7'5" (2.92 x 2.26)

Double glazed window to front aspect, radiator.

Shower Room

9'9" x 5'3" (2.97 x 1.60)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator.

Separate WC

Low level WC, hand basin, opaque double glazed window to side aspect, part tiled walls, radiator.

Outside

To the front of the property there is a garden, driveway leading to garage, the garage has an up and over door. To the rear of the property there is a good size well kept lawned garden with bushes shrubs and plants, large patio area, greenhouse, shed.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

Location

Part of the beautiful south Norfolk coast, Hopton on Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

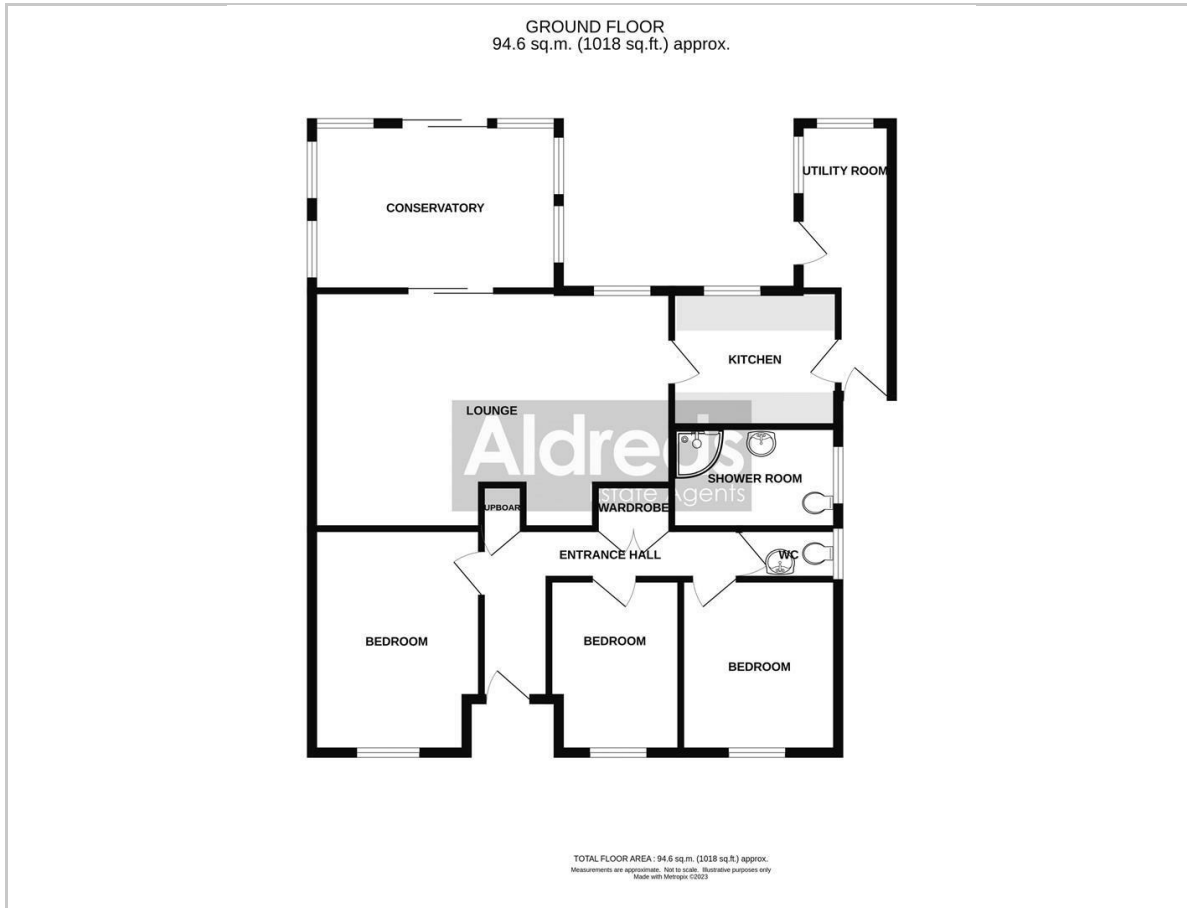
Directions

Leave Gorleston heading South along the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, continue up the hill and past the playing field, turn right into Noel Close where the property can be found on the left hand side.

Ref: G17882/06/23



Floor Plan



Viewing

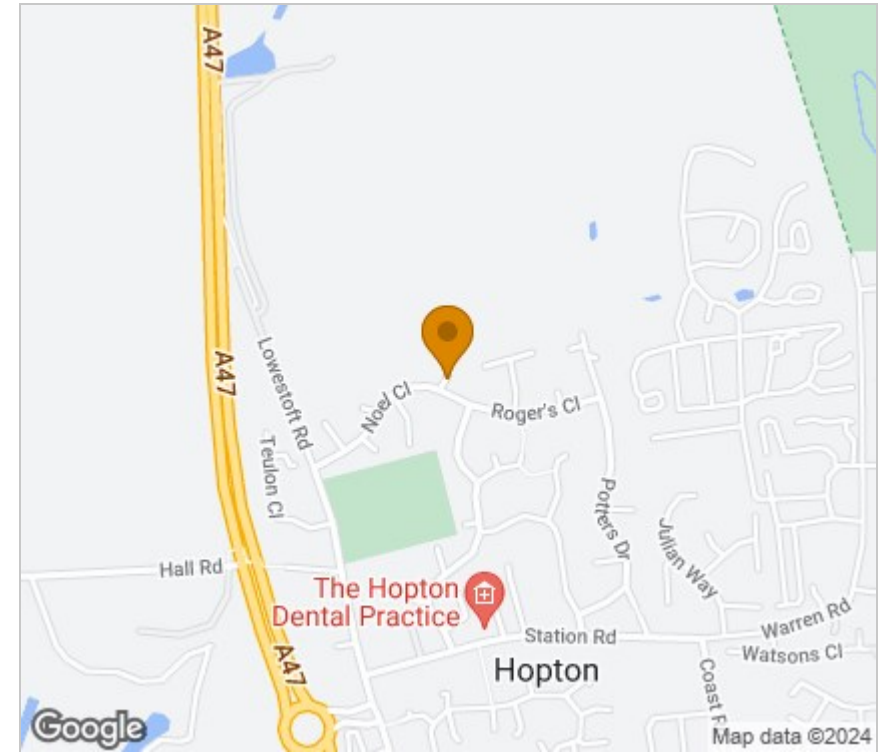
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

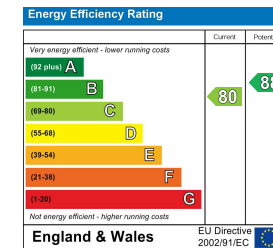
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Area Map



Energy Efficiency Graph



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