



Aldreds
Estate Agents

29 Sea View Rise

Hopton, Great Yarmouth, NR31 9SE

Offers In Excess Of £375,000



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29 Sea View Rise

Hopton, Great Yarmouth, NR31

A well presented 4 bedroom detached family home with a large conservatory and a secluded rear garden, only a short walk from the sea in this popular coastal village. The property has gas central heating and UPVC double glazed windows. There is additional parking to the front of the house and a driveway leading to the garage.

Entrance Porch

8'9" x 3'2" (2.67m x 0.97m)

UPVC double glazed sliding entrance door. Power point. UPVC double glazed windows to front and side.

Entrance Hall

Laminate floor. Telephone point. Radiator. Stairs to first floor landing. Decorative coving. Timber double glazed window through to entrance porch.

Shower Room

7'11" x 4'0" (2.41m x 1.22m)

Tiled corner shower cubicle with a thermostatic mixer shower. Pedestal wash basin with splashback. WC. Chrome towel radiator. Coved and textured ceiling. UPVC double glazed window to front.

Lounge

16'11" x 11'8" max, 10'4" min (5.16m x 3.56m max, 3.15m min)

Two radiators. Feature fireplace with decorative fire surround and tiled inset and hearth. Television point. Decorative coving. UPVC double glazed window to side aspect. Double glazed sliding patio door to conservatory.

Conservatory

15'10" x 12'1" (4.83m x 3.68m)

Double power points. Low brick construction with a pitch polycarbonate roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a brick weave patio and the rear garden.

Dining Room

10'11" x 9'9" (3.33m x 2.97m)

Laminate floor. Radiator. Thermostat control heating. Low door to a built-in under stairs storage cupboard. Decorative coving. UPVC double glazed windows to front and side aspects.

Kitchen

11'2" x 10'2" (3.40m x 3.10m)

Worktops with a range of cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Space for gas cooker with an extractor above. Utilities spaces below worktop with plumbing for washing machine and dishwasher. Space for fridge freezer. Tiled floor. Wall mounted gas fired boiler. Coved and textured ceiling. UPVC double glazed window and door to rear garden.

Landing

Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Coved and textured ceiling.

Bedroom 1

12'4" x 10'6" (3.76m x 3.20m)

Radiator. Dado rail. Fitted wardrobes with matching overhead cupboards. Coved textured ceiling. UPVC double glazed window to front aspect.

Bedroom 2

12'3" x 9'10" (3.73m x 3.00m)

Radiator. Built-in over stairs wardrobe/storage cupboard. Coved and textured ceiling. UPVC double glazed window window to front aspect.





Bedroom 3

9'2" max x 8'6" max (2.79m max x 2.59m max)

Radiator. Fitted wardrobe and three drawer unit with matching overhead cupboards. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bedroom 4

9'2" x 7'2" (2.79m x 2.18m)

Radiator. Dado rail. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bathroom

7'5" x 5'8" max (2.26m x 1.73m max)

White suite comprising panelled bath with towels surround and an electric shower unit above. Pedestal wash basin with tiled splashback. WC. Chrome towel radiator. Extractor. Coved and textured ceiling. UPVC double glazed window to rear.

Outside

A driveway widens to the front of the property to provide additional parking and leads to the side of the house to a detached single garage with up-and-over-door, light and power, overhead storage space. door to side. There is a brick weave patio between the conservatory and the garage and the split level rear garden is beautifully landscaped and laid to lawn with established flower and shrub beds and borders.

Tenure

Freehold.

Services

Mains water, electricity, gas and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band D

Energy Performance Certificate (EPC)

EPC rating:

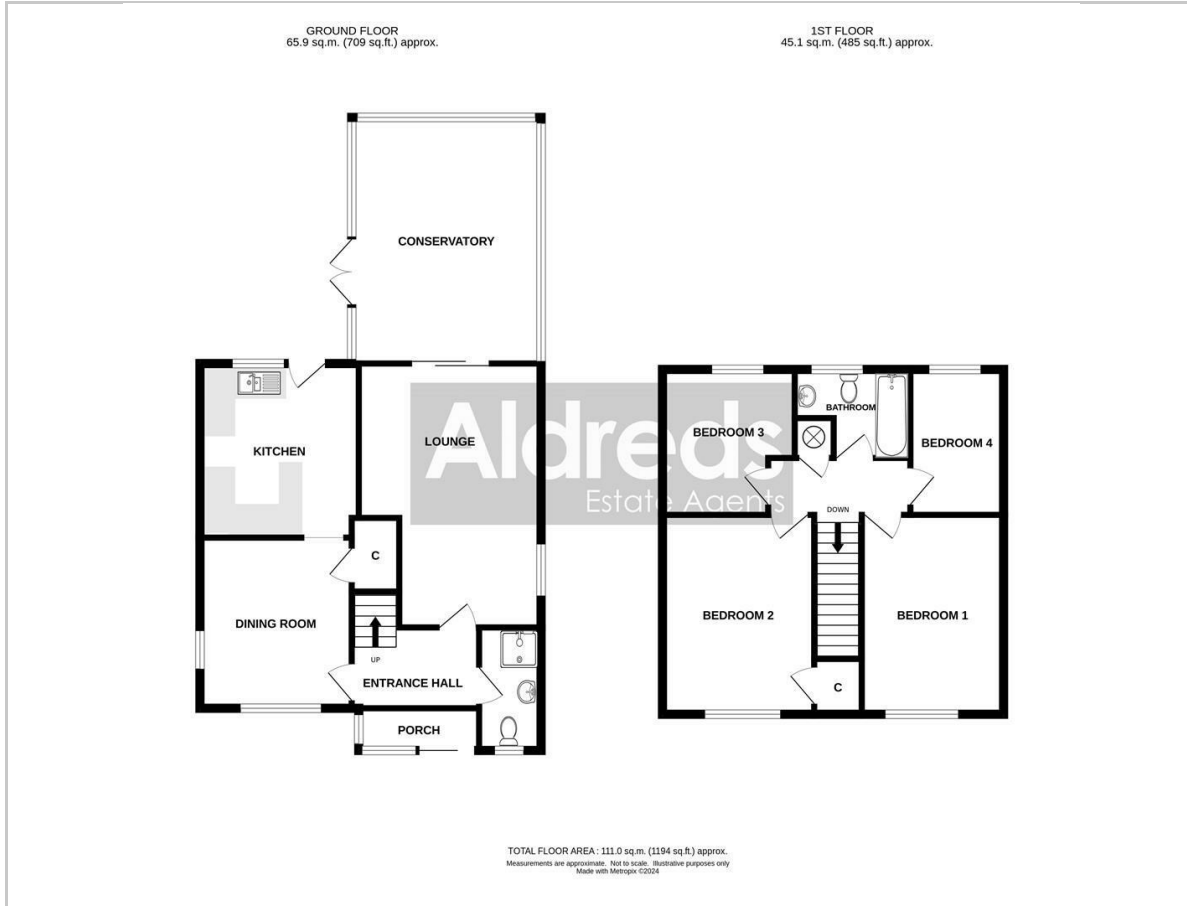
Location

Hopton is a coastal village situated 2½ miles to the South of Gorleston and 5 miles North of Lowestoft * There are local shops * A Primary School for the 5 – 11 year old * Leisure facilities * Beach and bus services to the main towns.

Ref: G18057/05/24



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

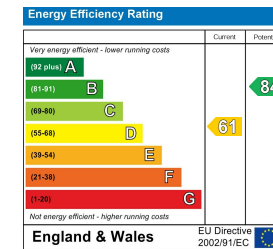
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Area Map



Energy Efficiency Graph



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