



**Aldreds**  
Estate Agents

71 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

Offers Over £260,000





## 71 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

A very well presented 3 bedroom link detached house with a UPVC double glazed conservatory and a pleasant enclosed rear garden.

### Entrance Hall

UPVC double glazed entrance door. Tiled floor. Thermostat control for heating. Concealed radiator. Smooth plaster ceiling. Coving.

### Lounge/Diner

14'11" x 12'2" + 9'9" x 8'8" (4.55m x 3.71m + 2.97m x 2.64m)

Wood effect laminate floor. Radiator and concealed radiator. Fireplace with a real flame gas fire. Television point. Low door to a built-in under stairs storage cupboard. UPVC double glazed sliding patio door to conservatory.

### Conservatory

9'11" x 9'6" (3.02m x 2.90m)

Wood effect laminate floor. Radiator. Low brick construction with a pitched double glazed roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a decked patio and the rear garden.

### Kitchen

9'3" x 9'0" (2.82m x 2.74m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below and tall storage cupboard. Built-in fan assisted oven. Four ring electric hob with a stainless steel extractor above. Utility space below worktop with plumbing washing machine and further utility spaces for tumble dryer, refrigerator and freezer. Radiator. Cupboard concealing a wall mounted gas fired boiler. UPVC door with double glazed panel to side.

### Landing

Concealed radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Loft hatch.

### Bedroom 1

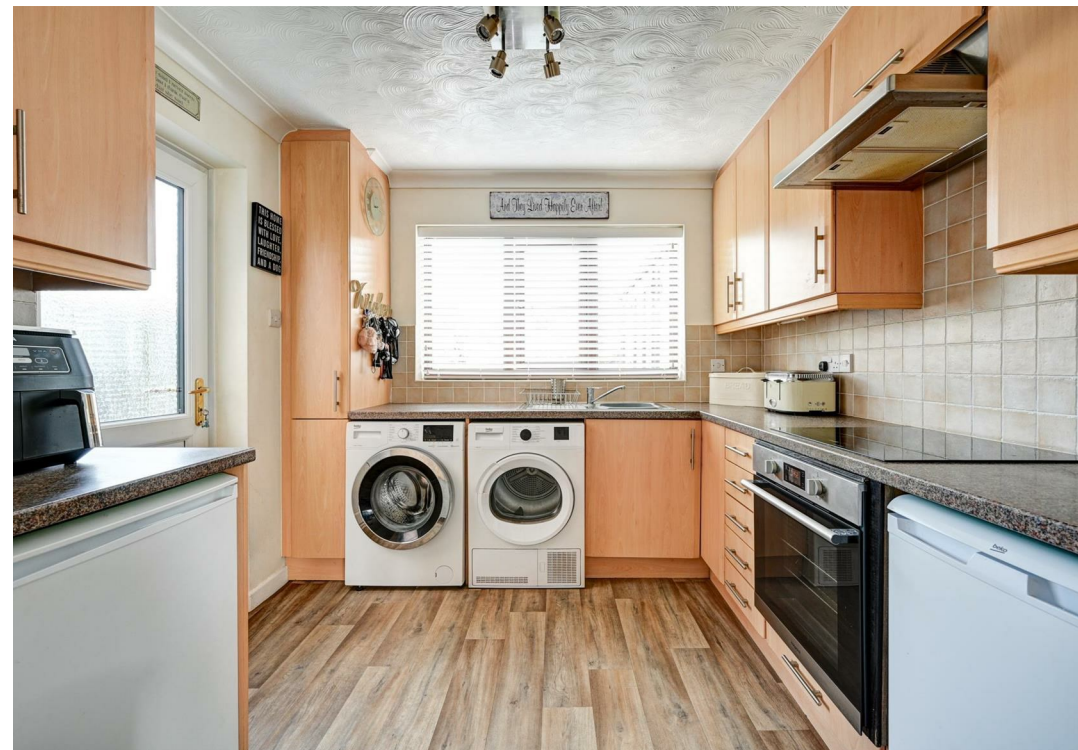
12'2" x 8'9" (3.71m x 2.67m)

Radiator.

### Bedroom 2

9'5" x 8'9" (2.87m x 2.67m)

Concealed radiator.







### Bedroom 3

9'1" x 8'5" max, 6'5" min (2.77m x 2.57m max, 1.96m min)

Radiator. Built-in wardrobe/storage cupboard.

### Bathroom

9'1" x 5'5" (2.77m x 1.65m)

White suite comprising panel bath with tiled surround and an electric shower unit above. Wash basin with tiled splashback and cupboard below. WC. Tiled floor. Chrome towel radiator.

### Outside

A pathway and gate to the side of the property leads to the rear garden which is fully enclosed by fencing and laid to lawn with shingle areas and decked patio areas to the immediate rear of the property and to the rear boundary. The adjoining single garage is 2.39m wide (7'10") wide with up-and-over door, light and power, overhead storage space, part glazed door to a paved area and the rear garden.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating: C (70); potential rating: B (85)

### 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.

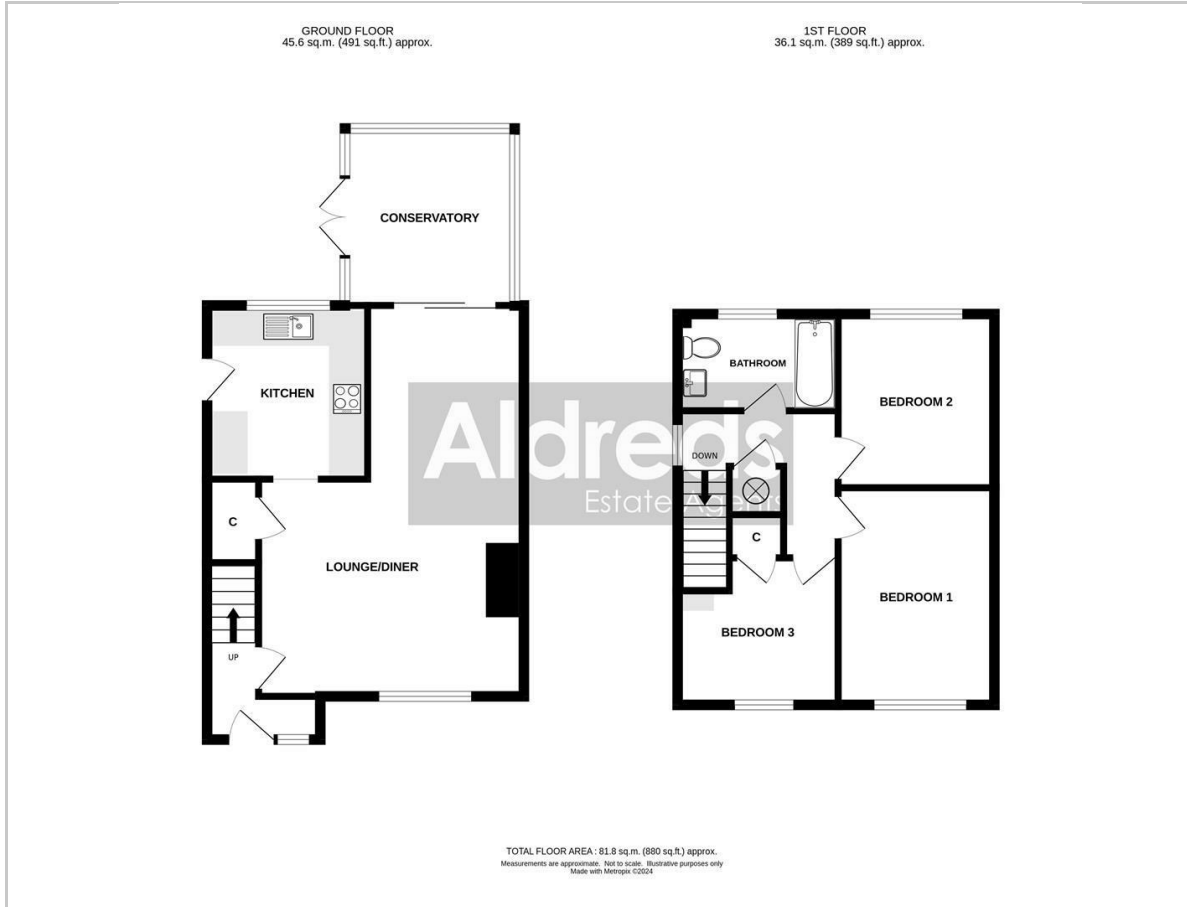
### Directions

Leave Gorleston south bound on the A47. At the Hopton roundabout turn left and immediately left onto Lowestoft Road. Turn right onto Station Road. Turn left onto Hopton Gardens and immediately right into Potters Drive where the property will be found on the right hand side.

Ref: G18066/05/24



## Floor Plan



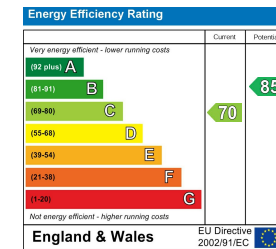
## Area Map



## 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.

## Energy Efficiency Graph



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