

**Aldreds**  
Estate Agents



6 Pebble View Walk

Hopton, Great Yarmouth, NR31 9SG

Guide Price £390,000 - £410,000



## 6 Pebble View Walk

Hopton, Great Yarmouth, NR31

**\*\* GUIDE PRICE £390,000 - £410,000\*\*** This 4 bedroom detached family home is pleasantly situated in a cul-de-sac with a larger than average rear garden and offered for sale with no onward chain. The property offers well proportioned accommodation including 3 reception rooms, kitchen/breakfast room, utility room, ground floor cloakroom, en-suite shower room and a bathroom. In addition, the property benefits from solid internal walls, gas central heating and sealed unit double glazed windows. Ideally located for access to the beach.

### Entrance Lobby

6'4" x 3'1" (1.93m x 0.94m)

Panelled entrance door with glazed panel. Sealed unit double glazed windows to front. Laminate floor. Radiator. Glazed panel door to entrance hall.

### Entrance Hall

14'3" 6'7" (4.34m 2.01m )

Laminate floor. Radiator. Thermostat control for heating. Telephone point. Stairs to first floor landing. Decorative coving.

### Cloakroom

8'9" x 3'3" (2.67m x 0.99m)

White WC and pedestal wash. Basin with tiled splashback. Tiled floor. Radiator. Coving. Sealed unit double glazed sash style window to side aspect.

### Study

8'9" x 7'2" (2.67m x 2.18m)

Radiator. Coved and textured ceiling. Sealed unit double glazed window to front aspect.

### Lounge

15'4" x 12'2" (4.67m x 3.71m)

Two radiators. Coal effect living flame gas fire with a raised marble hearth. Television point. Dado rail. Decorative coving. Sealed unit double glazed windows to front and side aspects.

### Dining Room

10'7" x 9'7" (3.23m x 2.92m)

Radiator. Television point. Decorative coving. Sealed unit double glazed sliding patio doors to a paved patio and the rear garden.

### Kitchen/Breakfast Room

11'9" x 10'9" (3.58m x 3.28m)

Worktops with cupboards and drawers below. Stainless steel double bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Space with gas and electric cooker points. Utility space below worktop with plumbing for dishwasher. Radiator. Coving. Sealed unit double glazed window to rear aspect.

### Utility Room

7'6" x 5'2" (2.29m x 1.57m)

Worktop with cupboard below. Stainless steel single drainer sink. Tiled splashback. Utility space below worktop with plumbing for washing machine. Radiator. Wall mounted gas boiler. Coving. Sealed unit double glazed window to rear aspect. Door with single glazed panels to side. Built-in under stairs storage cupboard.

### Landing

Radiator. Built-in airing cupboard with slatted shelf and hot water cylinder with immersion heater. Coving. Loft access hatch. Sealed unit double glazed window to side.

### Bedroom 1

13'0" x 10'8" (3.96m x 3.25m)

Radiator. Television point. Coving. Sealed unit double glazed window to rear aspect.





#### En-suite Shower Room

6'6" x 4'9" + shower cubicle (1.98m x 1.45m + shower cubicle)

Fully tiled walls and a recessed shower cubicle with a mixer shower. Pedestal wash basin. WC. Radiator. Extractor. Coving. Sealed unit double glazed window to rear.

#### Bedroom 2

14'5" x 10'3" + door recess (4.39m x 3.12m + door recess)

Radiator. Television point. Coving. Sealed unit double glazed windows to front and side.

#### Bedroom 3

10'11" x 8'9" + door recess (3.33m x 2.67m + door recess)

Radiator. Coving. Sealed unit double glazed window to front aspect.

#### Bedroom 4

10'11" max x 8'8" max (3.33m max x 2.64m max)

Radiator. Coving. Sealed unit double glazed window to front aspect.

#### Bathroom

8'1" x 7'7" (2.46m x 2.31m)

Panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin. WC. Bidet. Part tiled walls. Radiator. Coving. Sealed unit double glazed window to rear.

#### Outside

17'6" x 16'8" (5.33m x 5.08m)

A private driveway leads to a detached double garage 5.33m wide x 5.08m deep (17'6" x 16'8") with up-and-over door, light and power, overhead storage space, door to side. A paved pathway between the property and the garage leads to the rear garden which is laid to lawn with established trees and shrubs and paved patio area to the immediate rear of the property.

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band E

#### Energy Performance Certificate (EPC)

EPC rating: D (56); potential rating: C (75)

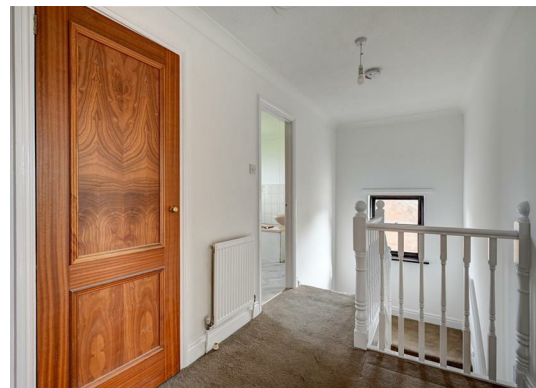
#### Agent's Notes

A brand new heating system and gas boiler were installed in January 2023.

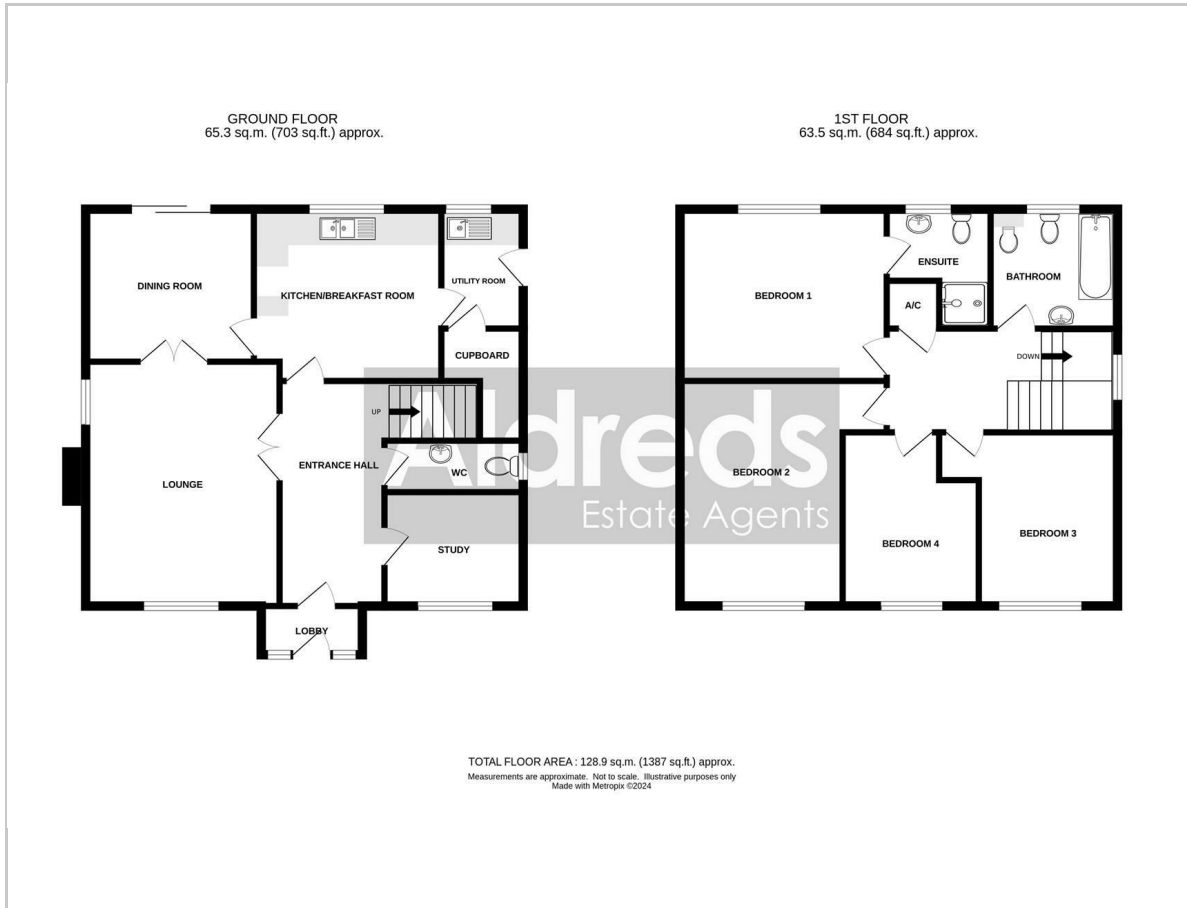
#### Location

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: G18067/05/24



## Floor Plan



## Area Map



## Viewing

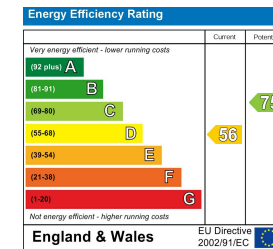
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## Energy Efficiency Graph



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