

**Aldreds**  
Estate Agents



6 Pebble View Walk

Hopton, Great Yarmouth, NR31 9SG

Guide Price £400,000 - £425,000





## 6 Pebble View Walk

Hopton, Great Yarmouth, NR31 9SG

**\*\* GUIDE PRICE £400,000 - £425,000\*\*** 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)

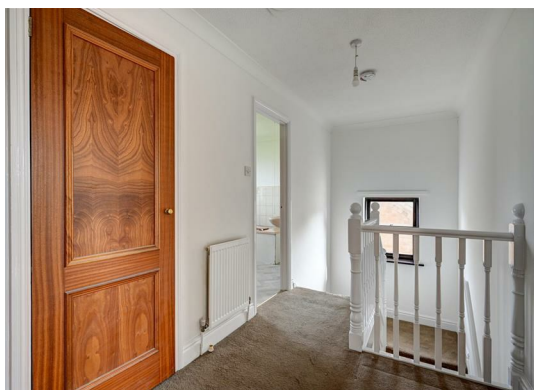
#### Agent's Notes

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

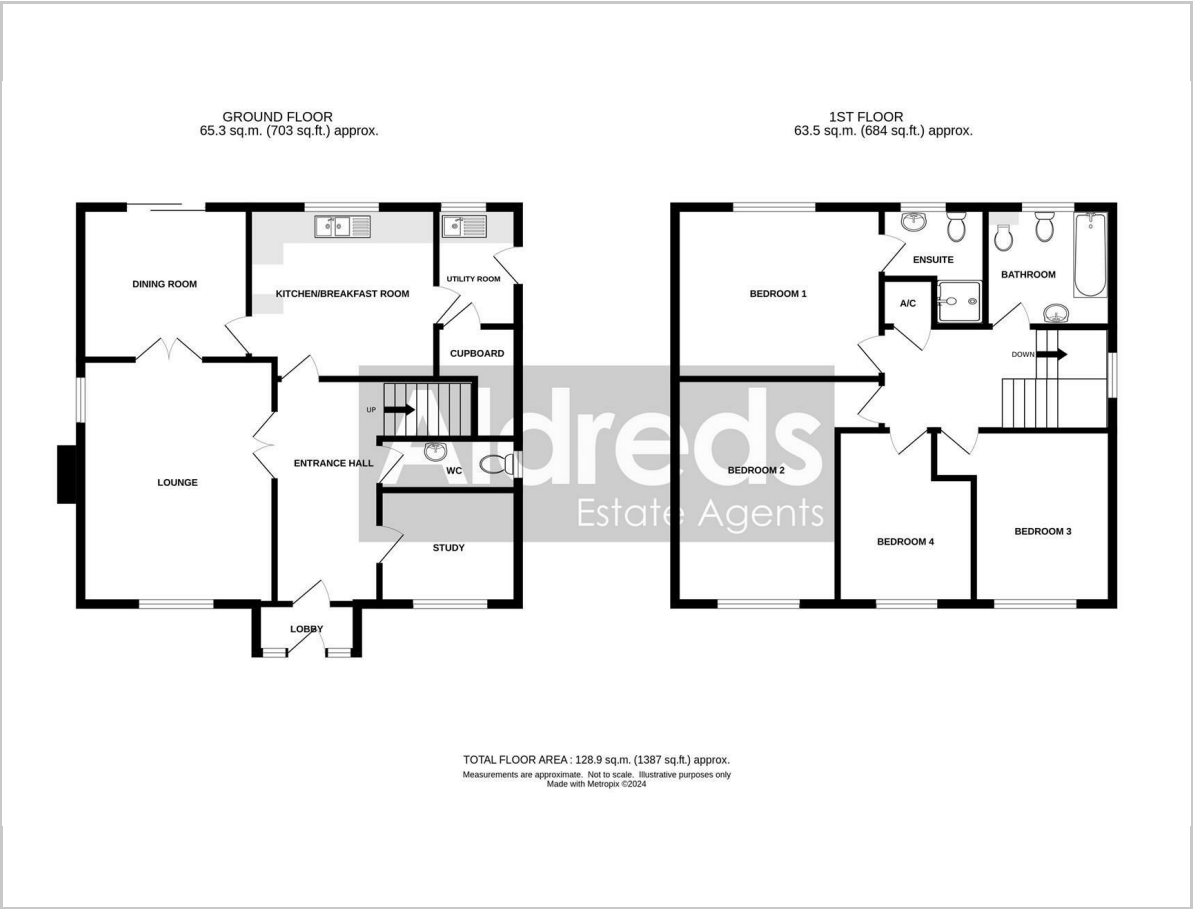
#### Location

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.

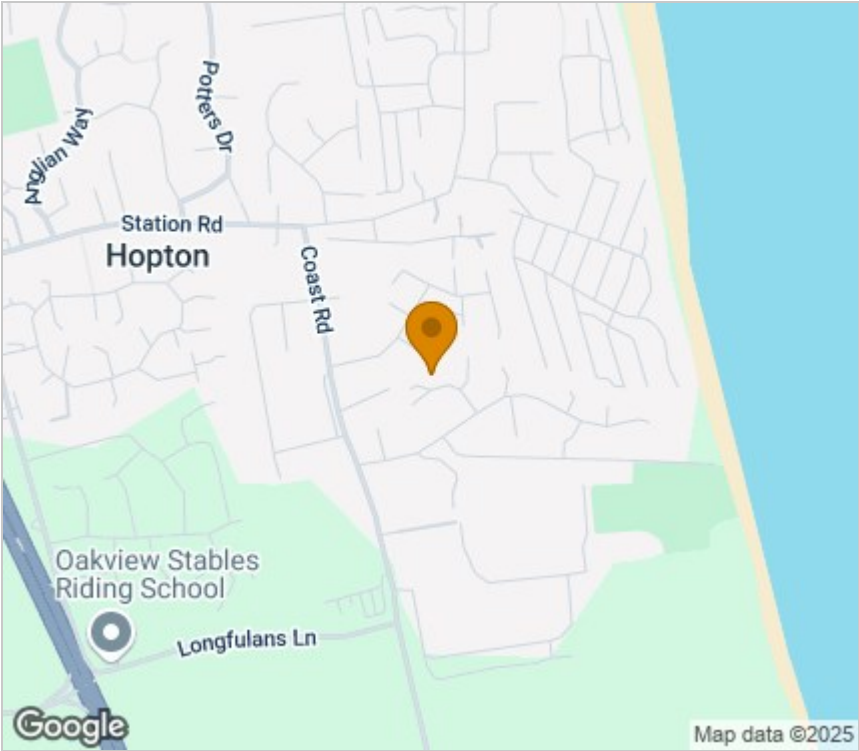
Ref: G18067/05/24



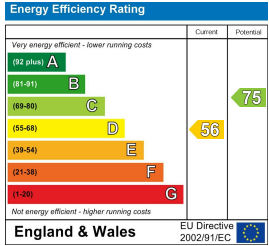
Floor Plan



Area Map



Energy Efficiency Graph



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**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.