

Aldreds
Estate Agents



19 Zurich Close

Hopton, Great Yarmouth, NR31 9SA

Offers In Excess Of £250,000



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With a fantastic larger than average garden to the rear and a garage that has been converted to a sound proof studio, Aldreds are delighted to offer this well presented three bedroom semi detached house. On the ground floor there is an entrance hall, lounge and a spacious kitchen/diner. The first floor offers a landing, three bedrooms and a shower room. Gas central heating and sealed unit double glazing. Driveway to front.

Entrance Hall

UPVC entrance door with double glazed panel and UPVC double glazed side panel. Radiator. Telephone point. Stairs to first floor landing.

Lounge

15'3" x 12'11" max, 10'0" min (4.65m x 3.94m max, 3.05m min)

Radiator. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. UPVC double glazed window to front aspect.

Kitchen/Diner

16'5" x 8'3" (5.00m x 2.51m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tile splashback. Matching wall cupboards. Utility spaces below worktop with plumbing for washing machine and slimline dishwasher. Radiator. Wall mounted gas fired boiler. UPVC double glazed windows to rear aspect. UPVC door with double glazed panel to the rear garden.

Landing

Built-in airing cupboard with slatted shelves and hot water cylinder. Loft access hatch. UPVC double glazed window to side aspect.

Bedroom 1

11'11" x 9'7" (3.63m x 2.92m)

Radiator. Television point. UPVC double glazed window to front aspect.

Bedroom 2

11'8" x 8'5" (3.56m x 2.57m)

Radiator. UPVC double glazed window to rear aspect.

Bedroom 3

8'3" x 7'7" (2.51m x 2.31m)

Radiator. UPVC double glazed window to rear aspect.





Shower Room 6'5" x 5'6" (1.96m x 1.68m)

Corner shower with a mixer shower. White WC and wash basin with cupboards below. Tiled floor. Chrome towel radiator. Extractor. Inset ceiling spotlights. Fully tiled walls. UPVC double glazed window to front.

Outside

A wide driveway provides parking for two vehicles and the shingled front garden could be changed to provide additional parking. The adjoining single garage has been converted to a sound proof studio, but could easily be converted back to a garage. A gate beside the garage provides access to the rear garden which is south facing, larger than average and laid to lawn with a paved patio area.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

Energy Performance Certificate (EPC)

EPC rating: D (67); potential rating: B (88)

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.

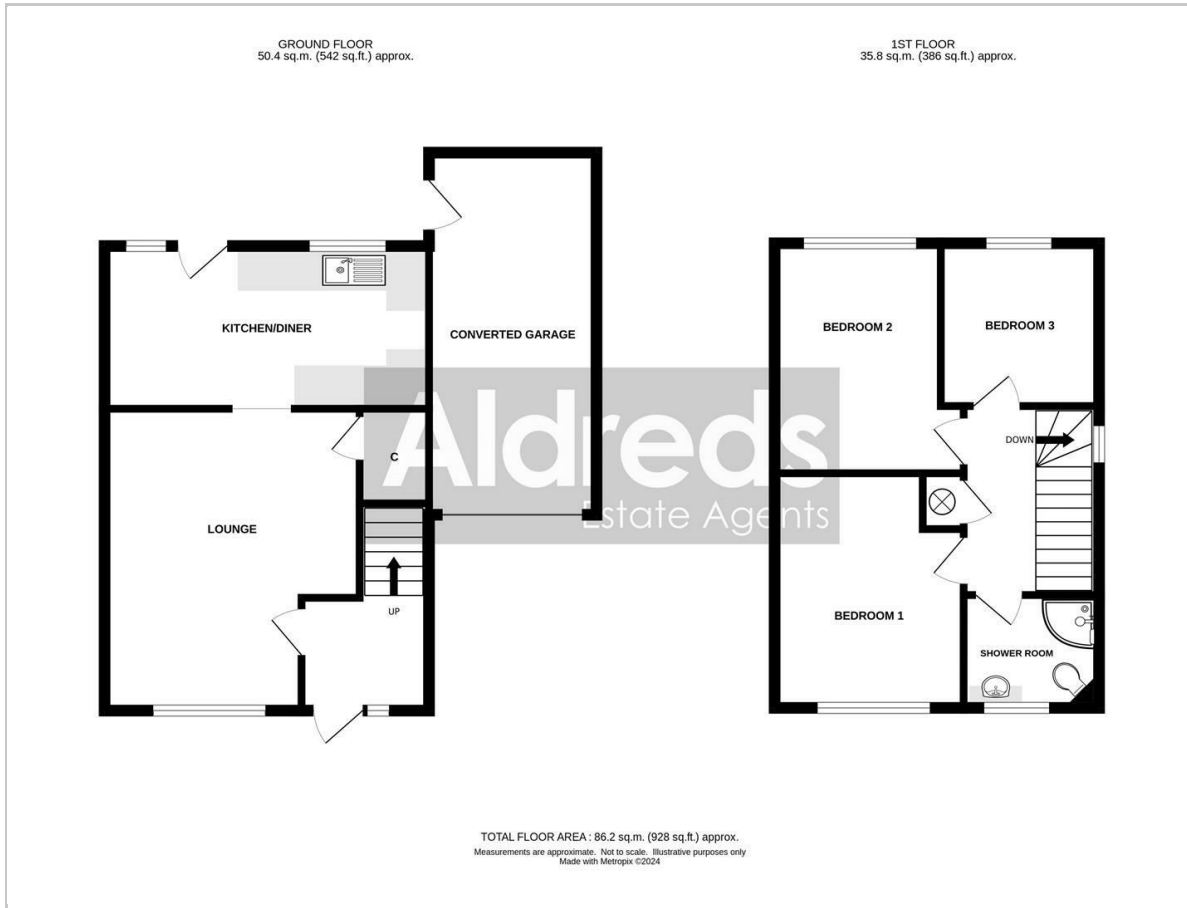
Directions

Head south from Gorleston on the A47 dual carriageway towards Lowestoft. Upon reaching Hopton, take the first exit off the roundabout and at the 'T' junction turn left onto Lowestoft Road and then immediately right onto Station Road. At the end of Station Road, follow the road round to the right onto Coast Road. Turn left onto Misburgh Way and then right onto Cadiz Way. Take the first right onto Zurich Close where the property will be found at the top.

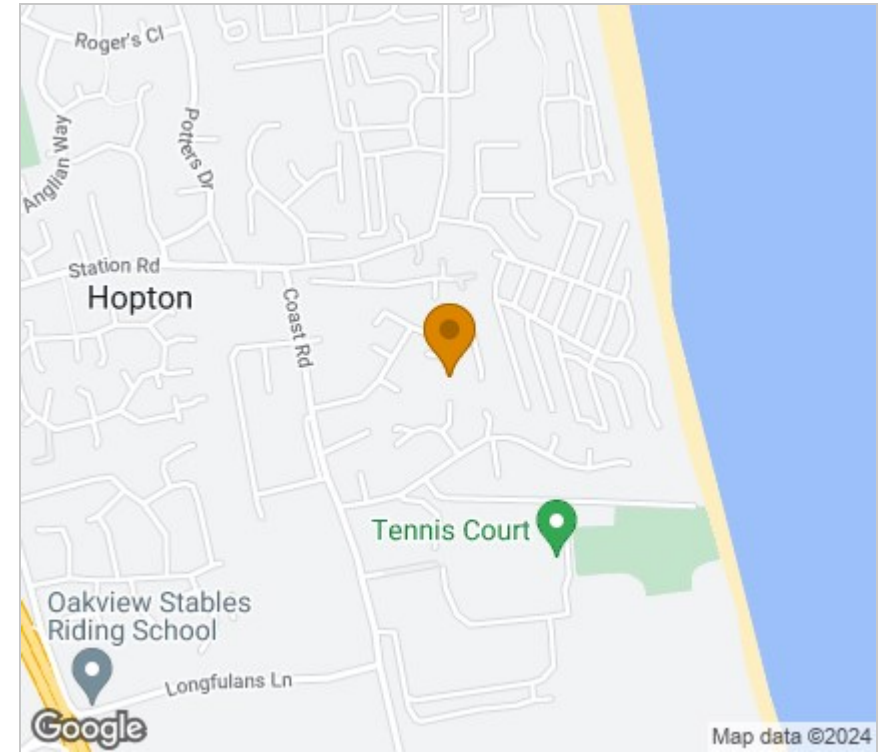
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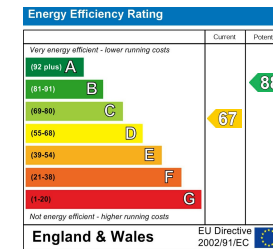
Floor Plan



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

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