

**Aldreds**  
Estate Agents



87 Seafields Drive  
Hopton, Great Yarmouth, NR31 9TR  
£315,000





## 87 Seafields Drive

Hopton, Great Yarmouth, NR31 9TR

A 3 bedroom detached house with a southerly facing rear garden on the edge of the development. The property offers accommodation including 2 reception rooms, kitchen and utility room, ground floor cloakroom. All bedrooms have built-in wardrobes and there is an en-suite shower room and family bathroom. The property benefits from gas central heating and UPVC double glazed windows.

### Entrance Porch

6'1" x 3'8" (1.85m x 1.12m)

Entrance door with double glazed panel. Laminate floor with mat recess. Radiator.

### Entrance Hall

Laminate floor. Radiator. Electronic thermostat control heating. Stairs to first floor landing.

### Cloakroom

White WC and suspended corner hand wash basin with tiled splashback. Laminate floor. Radiator. Extractor.

### Lounge

16'5" x 10'4" (5.00m x 3.15m)

Laminate floor. Two radiators. Capped gas point. UPVC double glazed sliding patio door to the rear garden.

### Dining Room

10'4" x 9'2" (3.15m x 2.79m)

Laminate floor. Radiator.

### Kitchen

9'8" x 9'2" (2.95m x 2.79m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven grill. Four burner gas hob with a concealed extractor. Utility space below worktop for refrigerator. Laminate floor. Radiator.

### Utility Room

6'0" x 5'2" (1.83m x 1.57m)

Worktop with cupboard below. Stainless steel single drainer sink. Tiled splashback. Matching tall storage cupboard. Radiator. Wall mounted gas fired boiler. Laminate floor. Extractor. Door with double glazed panel to the rear garden.

### First Floor

### Landing

Radiator. Loft access hatch.







### Bedroom 1 10'10" x 9'2" (3.30m x 2.79m)

Radiator. Two built-in wardrobes.

### En-suite Shower Room 9'2" x 3'2" + door recess (2.79m x 0.97m + door recess)

Tiled shower cubicle with a mixer shower and folding screen door. Pedestal wash basin with tiled splashback. WC. Laminate floor. Radiator. Extractor.

### Bedroom 2 9'3" x 8'1" + door recess (2.82m x 2.46m + door recess)

Radiator. Built-in wardrobe.

### Bedroom 3 8'0" x 6'9" max + door recess (2.44m x 2.06m max + door recess)

Radiator. Built-in wardrobe.

### Bathroom

Panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Radiator. Laminate floor. Built-in over stairs storage cupboard. Extractor.

### Outside

The property is approached over a large area of shared brick weave to a private driveway leading to the detached garage with roller shutter door, overhead storage space, part glazed door to the rear garden. The rear garden is southerly facing and laid to lawn.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band C

### Energy Performance Certificate (EPC)

EPC rating: C (69); potential rating: B (87)

### 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.

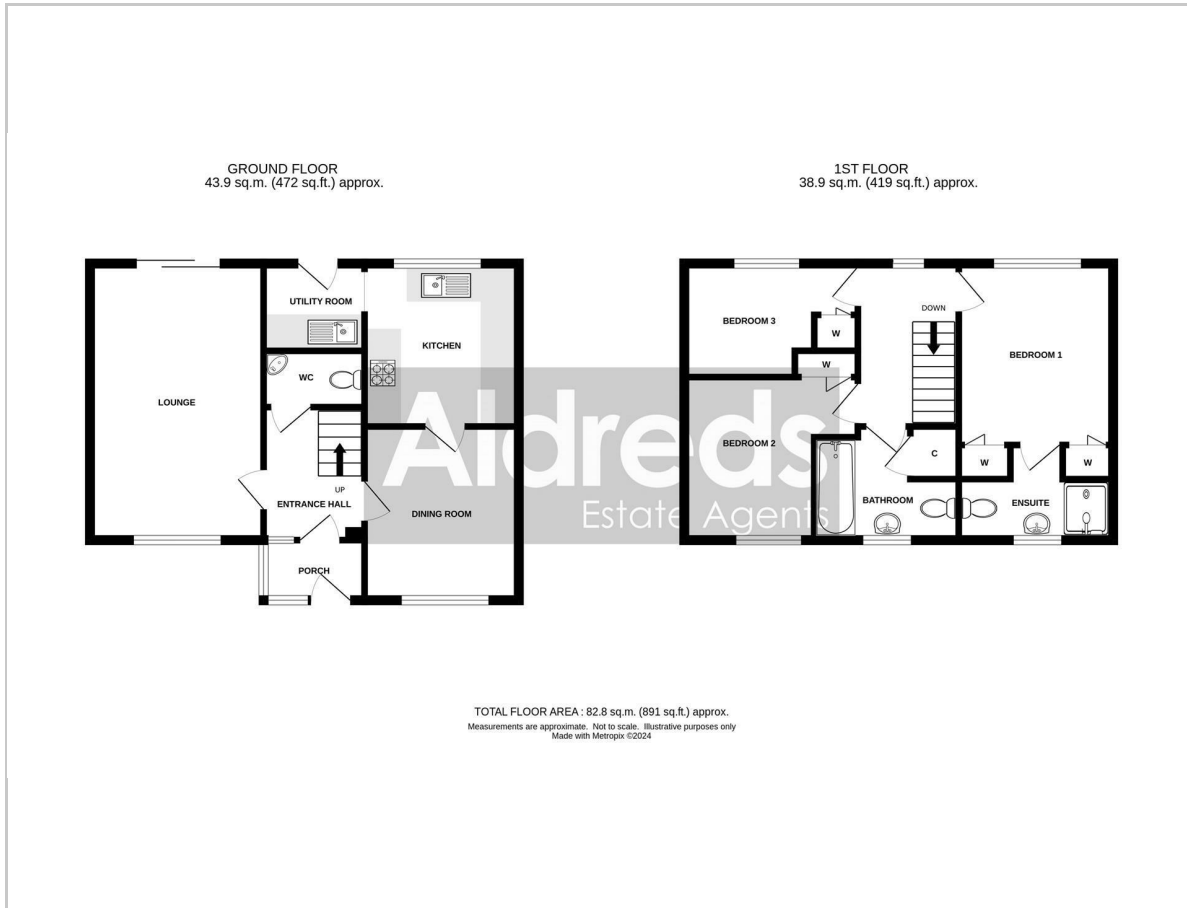
### Directions

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 right onto Lowestoft Road. Then take the first turning on the left onto Seafields Drive and the property is set back on the right hand side.

Ref: G18103/07/24



## Floor Plan



## Viewing

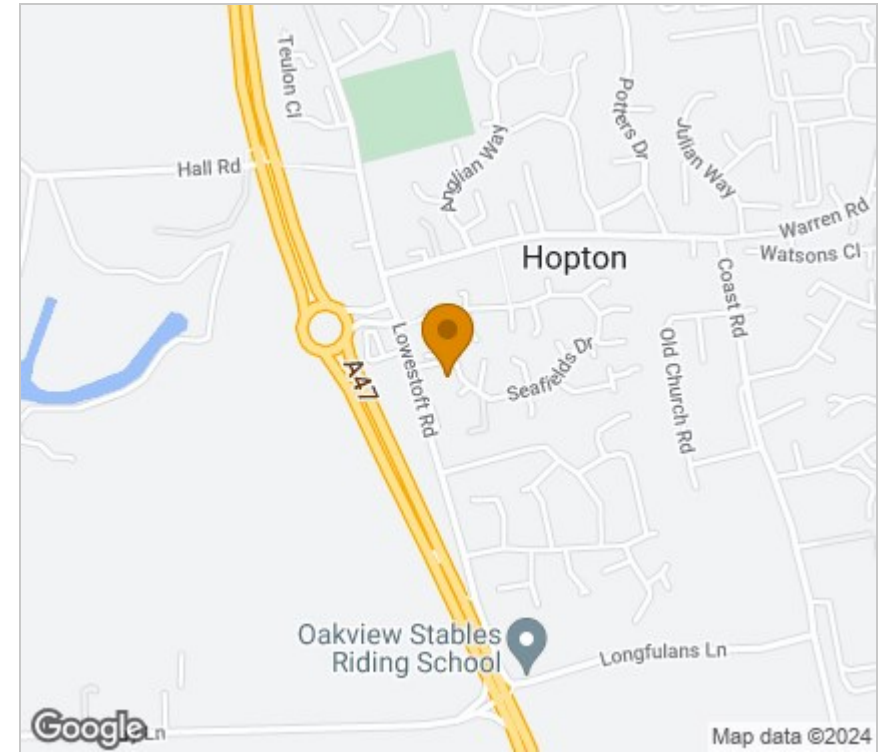
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

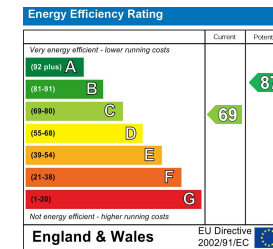
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## Area Map



## Energy Efficiency Graph



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