

Aldreds
Estate Agents



55 Seafields Drive, Hopton, Great Yarmouth, NR31 9TR

£365,000





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55 Seafields Drive

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- Spacious Four/Five Bedroom Detached House
- Driveway Parking & Garage
- Lounge & Separate Dining Room
- Utility & Ground Floor Cloakroom
- Delightful Enclosed Rear Garden
- Pleasant Tucked Away Position
- Master En-Suite Shower Room
- Kitchen/Breakfast Room
- Gas Fired Central Heating
- Early Internal Viewing | Is Strongly Recommended

Aldreds are delighted to offer this spacious four/five bedroom detached house situated in a desirable position within the popular coastal village of Hopton On Sea. This well appointed property offers spacious accommodation including an entrance hall, lounge, separate dining room, kitchen/breakfast room, study/ground floor bedroom, utility, cloakroom, four bedrooms, master en-suite and a family bathroom. The property offers uPVC sealed unit double glazed windows, gas fired central heating, a delightful enclosed rear garden, spacious driveway parking and a garage. Early internal viewing is strongly recommended to appreciate this well presented home, located in pleasant 'tucked away' position.



Entrance Hall

Part glazed uPVC entrance door with glazed side panels, stairs to first floor landing with under stair cupboard, radiator, doors leading off;

Cloakroom

Part tiled walls, tiled flooring, low level w.c., hand wash basin with a mono bloc tap with storage under, ventilation.

Study / Bedroom Five 8'7" x 6'11" (2.64m x 2.12m)

Window to front aspect, radiator, power points, telephone point.

Lounge 15'0" plus bay x 10'11" (4.59m plus bay x 3.33m)

Bay window to front aspect, window to side aspect, three radiators, power points, television point, glazed French doors leading to;

Dining Room 9'4" x 9'1" (2.85m x 2.77m)

Sliding patio doors leading to rear garden, radiator, power points, glazed door to;





Kitchen/Breakfast Room 16'11" x 9'1" (5.16m x 2.78m)

Glazed door from entrance hall, two rear facing windows, radiator, power points, television point, a range of Shaker style kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for dishwasher, integrated electric double oven, ceramic hob and chimney style extractor, door giving access to;

Utility Room 5'4" x 5'1" (1.65m x 1.55m)

Part glazed door to side, wall mounted gas fired boiler for hot water and central heating, fitted base units with rolled edge work surface, tiled splash back, stainless steel sink drainer, power points, plumbing for washing machine, radiator.

First Floor Landing

Loft access, radiator, power points, airing cupboard housing pressurised hot water cylinder, doors leading off;

Master Bedroom 10'11" x 10'5" (3.34m x 3.19m)

Window to front aspect, radiator, power points, tv point, built-in wardrobe, door giving access to;

Directions

Leave Gorleston on the A47 heading south, at the Hopton roundabout turn left, at the 'T' junction turn right into Lowestoft Road, turn left into Seafields Drive, take the right hand fork and continue as the road turns to the left, where the property can be found on the right hand side, set back from the road at the end of the driveway, just before reaching the right turn into Gurney Close.



En-Suite Shower Room

Obscure glazed window to side aspect, heated towel rail, fitted units, low level w.c. with enclosed cistern, hand wash basin with mono bloc tap, tiled shower cubicle with raindrop shower head, ventilation.

Bedroom 2 11'11" reducing to 9'8" x 10'4" (3.65m reducing to 2.97m x 3.16m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 3 9'1" increasing to 11'3" x 7'8" (2.77m increasing to 3.43m x 2.36m)

Radiator, power points, tv point, built-in wardrobe.

Bedroom 4 9'2" x 7'10" (2.8m x 2.4m)

Window to rear aspect, power points, radiator, built-in wardrobe.

Bathroom

Obscure glazed window to rear aspect, ventilation, radiator, white suite comprising of panelled bath with tiled surround and shower attachment over, shower screen, pedestal hand basin with mono bloc tap, low level w.c., radiator.

Outside

The property occupies a pleasant, tucked away position accessed via a pea shingled driveway beyond the neighbouring property, to a private driveway area which is pea shingled with additional paved parking space. The front garden is laid to lawn with well stocked shrubbery and planting to borders, timber gate giving access to the side of the property, to the rear garden.

Garage 17'4" x 8'6" (5.29m x 2.6m)

Front facing electrically operated roller door, side service door, power and lighting.

Garden

A delightful enclosed garden with close board panel fencing to boundaries with spacious two patio areas and a raised corner with a variety of well stocked shrubbery and planting to borders.

Services

Mains water, electric, drainage and gas.

Energy Performance Certificate (EPC)

Rating: tbc

Council Tax

Great Yarmouth Borough Council - Band: 'D'

Location

Part of the beautiful south Norfolk coast, Hopton on Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

Reference

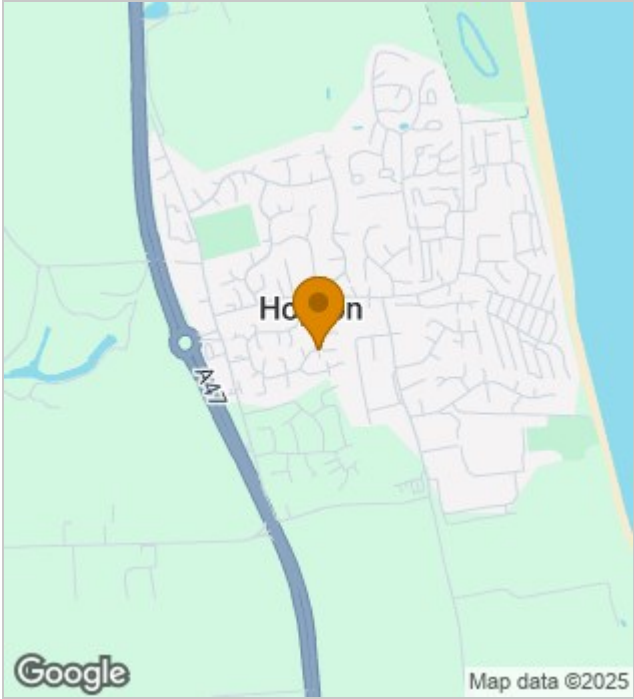
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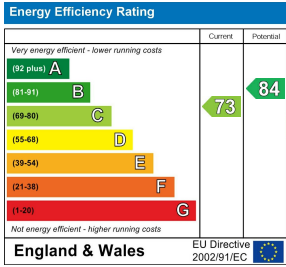
Floor Plans



Location Map



Energy Performance 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.

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