

Aldreds
Estate Agents



27 Potters Drive

Hopton, Great Yarmouth, NR31 9RW

Offers In Excess Of £230,000



27 Potters Drive

Hopton, Great Yarmouth, NR31 9RW

A beautifully presented two bedroom semi detached house with utility and garden room in garage. On the ground floor there is an entrance hall, lounge/diner and a kitchen. The first floor offers a landing, two bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Outside there are gardens to front & rear and a driveway.

Entrance Hall

Door to front.

Lounge/Diner

18'6" x 11'7" (5.66 x 3.55)

Stairs rising to landing, double glazed window to front aspect, radiator.

Kitchen

11'7" x 8'6" (3.55 x 2.61)

Base & wall units with worktops, gas hob, electric oven, sink with drainer, integrated fridge, wall mounted gas boiler in storage cupboard, double glazed window to rear aspect, door to rear.

Landing

Loft access.

Bedroom 1

11'7" x 11'2" (3.55 x 3.42)

Storage cupboard, double glazed window to front aspect, radiator.

Bedroom 2

11'7" x 8'2" (3.55 x 2.5)

Double glazed window to front aspect, radiator.

Bathroom

6'6" x 5'4" (2 x 1.65)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, heated towel rail.





Outside

Driveway, crushed slate garden. The garage is now a utility 2.44m x 2m housing the plumbing for washing machine and a garden room 3.42m x 2.44m with double glazed window to rear aspect. The rear garden is lawned with a decked patio. Timber shed.

Tenure

Freehold.

Services

Mains water, electricity, gas, drainage.

Council Tax

Band B

EPC

C Rating - 69

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 5 – 11 year old * Leisure facilities * Beach and bus services to the main towns.

Directions

Leave Gorleston south bound on the A47. At the Hopton roundabout turn left and immediately left onto Lowestoft Road. Turn right onto Station Road. Turn left onto Hopton Gardens and immediately right into Potters Drive where the property will be found on the right hand side.

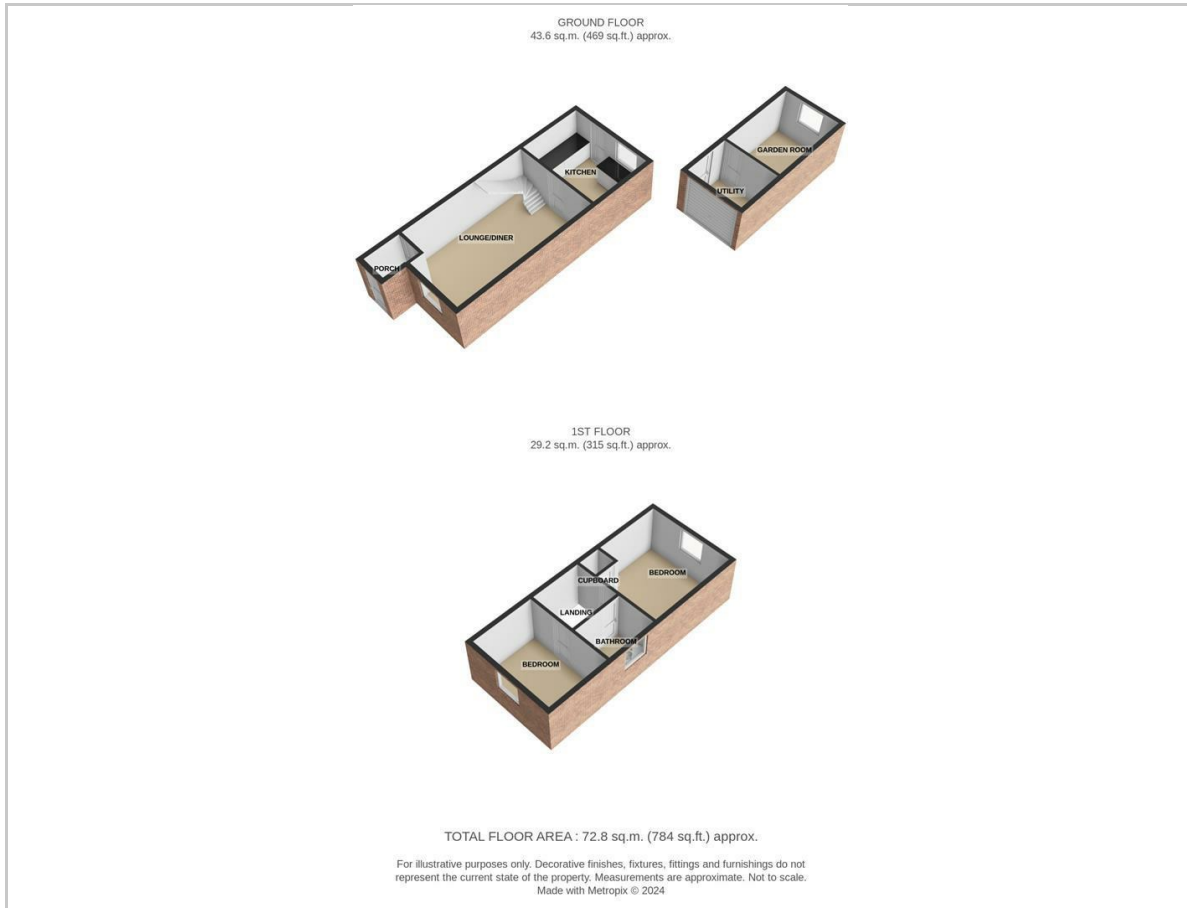
Ref G18129/09/24

Agents Note

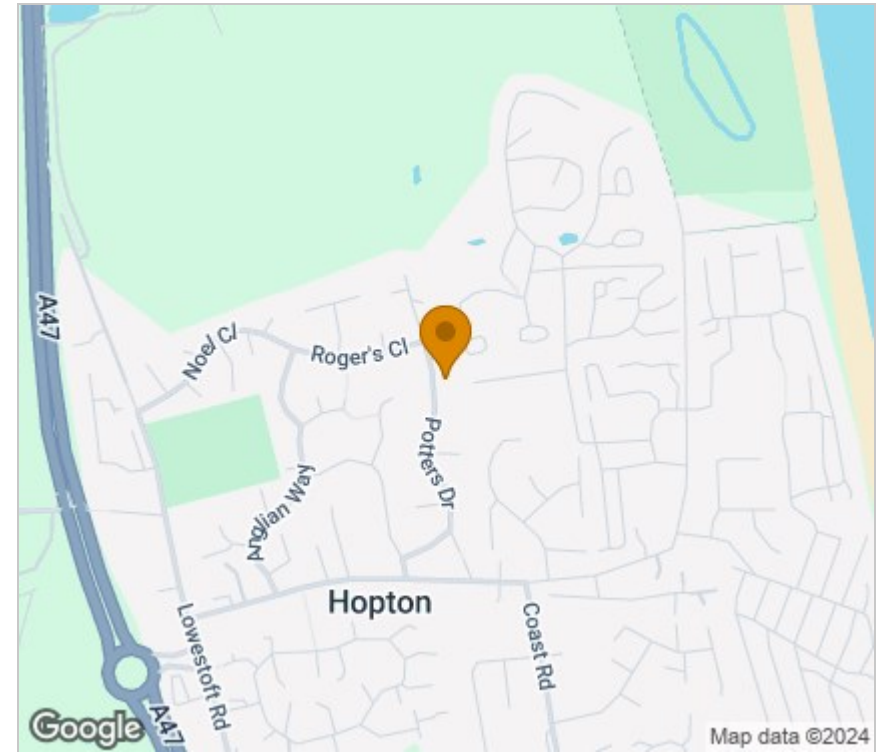
Under the Estate Agency Act 1979 we are obliged to inform all parties that the seller of this property is an employee of Aldreds Estate Agents Ltd



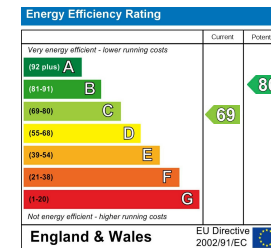
Floor Plan



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.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA