

Aldreds
Estate Agents



32 Watsons Close

Hopton, Great Yarmouth, NR31 9BJ

Offers In Excess Of £210,000



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Three bedroom semi detached house. The property offers the benefits of a spacious lounge, 15ft kitchen/dining room and first floor bathroom. Gas central heating and sealed unit double glazing. Outside there are front and rear gardens and a driveway leading to garage. Offered with no chain

Entrance Hall

Stairs to landing, door to front

Lounge

14'3" x 12'3" (4.35 x 3.74)

Under stair cupboard, double glazed window to front aspect, radiator

Kitchen/Diner

15'3" x 8'9" (4.67 x 2.67)

Base & wall units with worktops, wall mounted gas boiler, double glazed French doors to rear garden, double glazed window to rear aspect, sink with drainer, part tiled walls, gas cooker point, plumbing for washing machine

Landing

Loft access, storage cupboard

Bedroom 1

10'6" x 8'1" plus recess (3.21 x 2.47 plus recess)

Built in wardrobes, double glazed window to front aspect, radiator

Bedroom 2

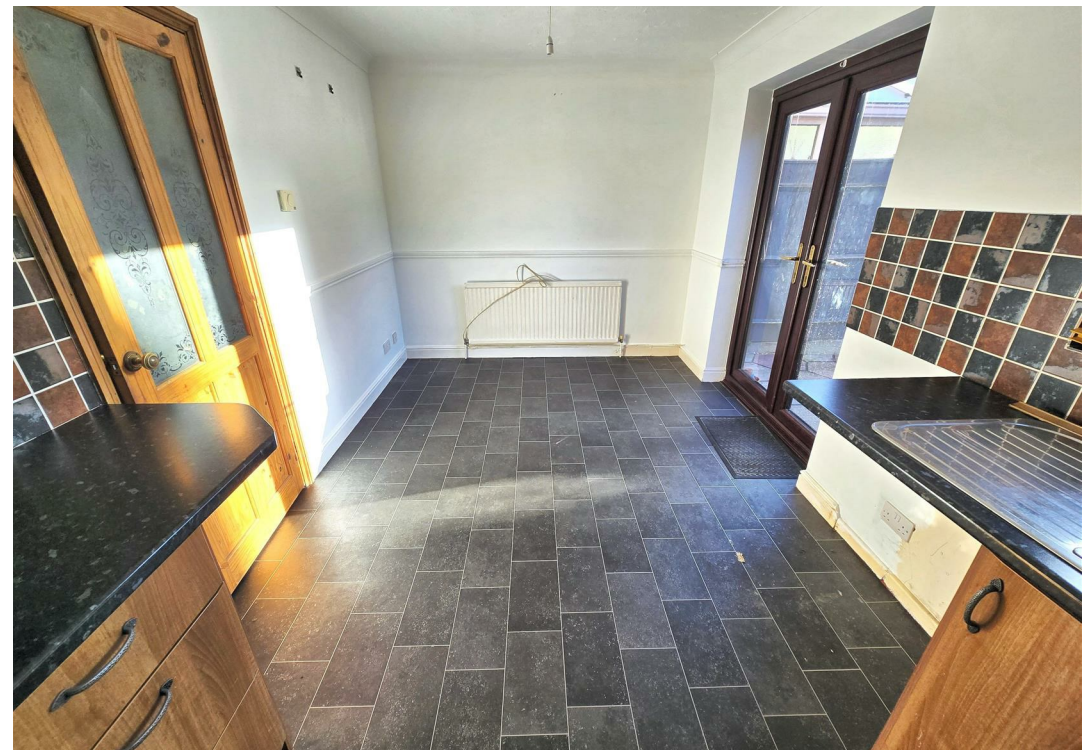
9'10" x 8'3" (3 x 2.54)

Double glazed window to rear aspect, radiator

Bedroom 3

7'5" x 7'2" (2.28 x 2.2)

Built in wardrobe, double glazed window to front aspect, radiator





Bathroom

7'1" x 5'6" (2.17 x 1.7)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail

Outside

Front garden. Driveway leading to garage, the garage has an up & over door. To the rear there is a lawned garden with paved patio

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

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.

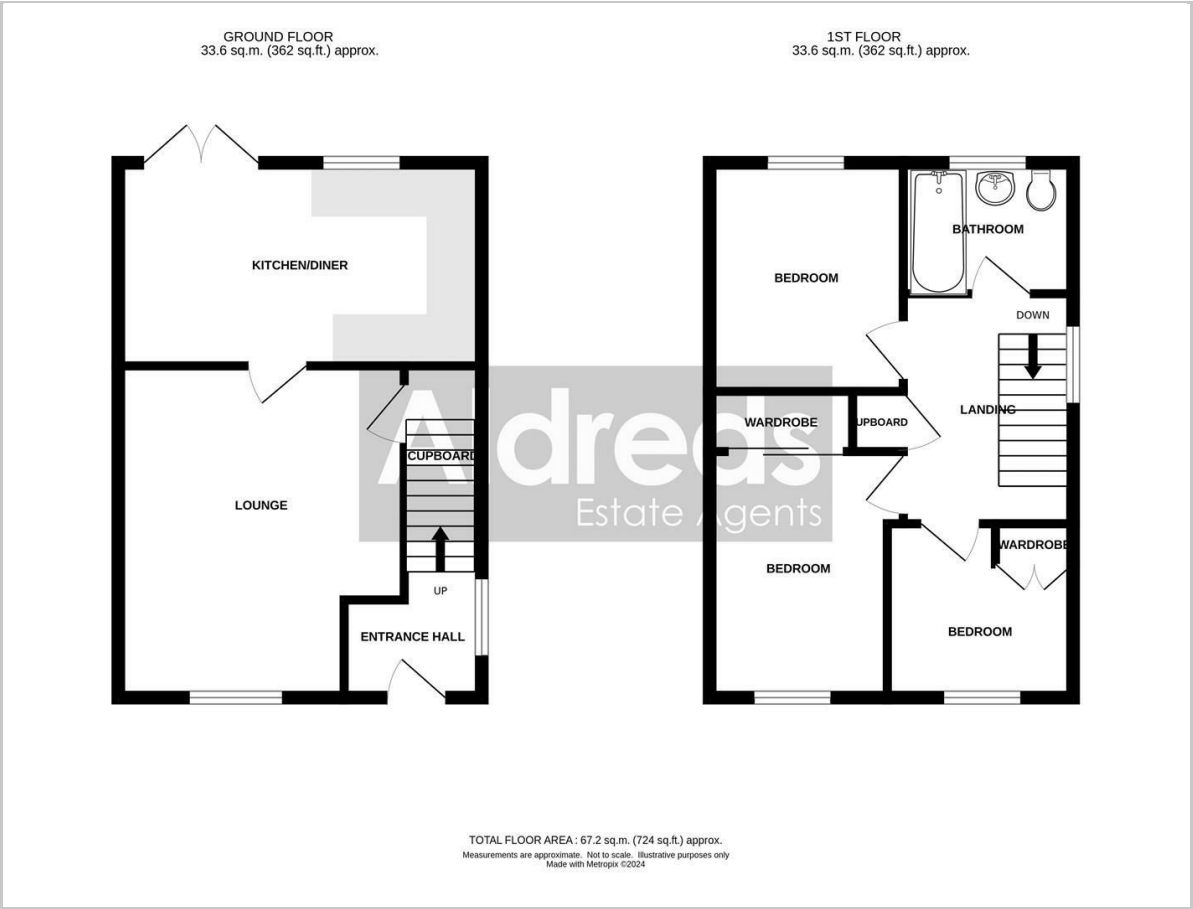
Directions

Leave Gorleston heading South on the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, turn right into Station Road, as the road bends to the right continue straight over, turn right into Watsons Close, at the 'T' junction turn left where the property can be found on the right hand side.

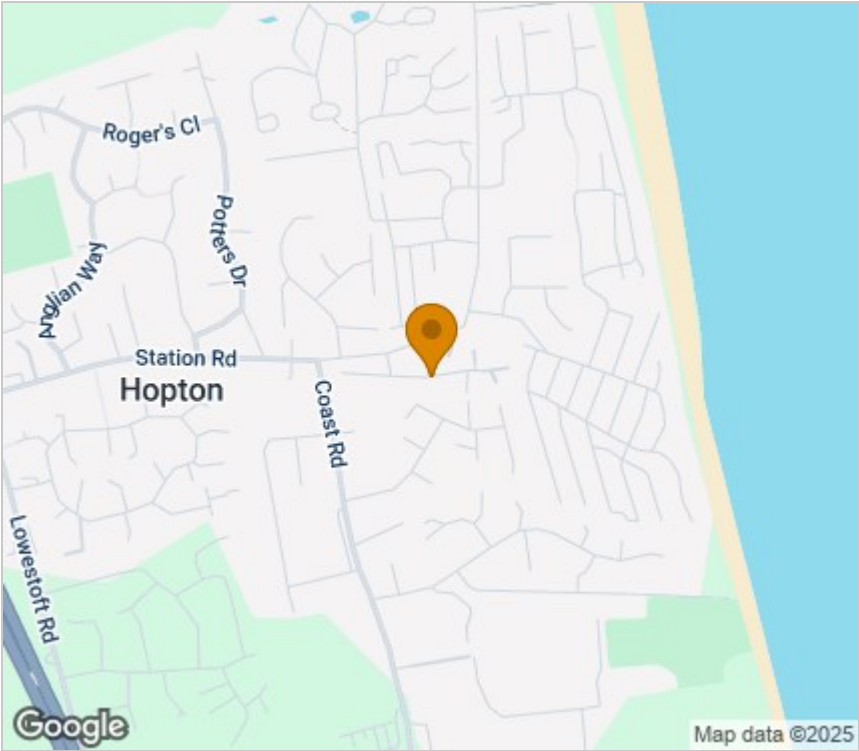
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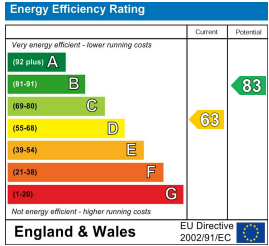
Floor Plan



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.

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