



Aldreds
Estate Agents

18 Randall Close

Hopton, NR31 9RL

Guide Price £230,000 - £240,000



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**** GUIDE PRICE £230,000 - £240,000**** Nestled in the desirable location of Hopton, this charming three-bedroom semi-detached house offers an ideal blend of comfort and convenience. Situated in a quiet cul-de-sac, the property boasts a detached garage with off-road parking, ensuring practical living in a serene setting. The spacious conservatory, complete with underfloor heating, provides the perfect space for year-round enjoyment, while the well-appointed bedrooms are all accessed off a central landing, offering a welcoming and functional layout. Families and professionals alike will appreciate the proximity to local amenities, transport links, and a nearby play park and field for outdoor activities.

Entrance Hall

Tile floor, double glazed door to side aspect, access to lounge, kitchen, stairs leading to first floor.

Lounge

16'4" x 10'9" (5.0m x 3.3m)

Carpet floor, gas fire place, radiator, access through French doors to conservatory.

Kitchen

16'4" x 8'2" (5.0m x 2.5m)

Tile floor, wood effect laminate counter tops with wall mounted and under counter cupboards, space for free standing double sized cooker oven with gas hob, double extractor fan, integrated under counter fridge and freezer, pace for washing machine, space for free standing fridge freezer. Double glazed windows to front aspect, radiator, under stairs cupboard.

Conservatory

16'4" x 8'10" (5.0m x 2.7m)

Tile floor, upvc double glazed French doors to rear aspect, upvc double glazed windows to side and rear aspect, under floor heating, radiator. Polycarbonate roof.

Landing

Carpet floor, access to 3 bedrooms, bathroom and airing cupboard. Loft access.

Bedroom 1

16'4" x 8'2" (5.0m x 2.5m)

Carpet floor, double glazed windows to front aspect, radiator

Bedroom 2

8'10" x 7'10" (2.7m x 2.4m)

Wood effect laminate floor, double glazed window to rear aspect, radiator.

Bedroom 3

6'10" x 7'10" (2.1m x 2.4m)

Carpet floor, double glazed window to rear aspect, radiator.





Bathroom

5'2" x 6'6" (1.6m x 2.0m)

Tile floor, WC, basin, corner shower cubicle with wall mounted power shower. Double glazed window to side aspect. Tiled walls, heated towel rail.

Garage

Concrete floor, up and over door, electric.

Outside Front

Mixed shrubbery, grass lawn, concrete path to side entrance, concrete driveway space in front of garage for 1 car, access around the property through timber gate to rear garden.

Outside rear

Decking area with lawn, timber fence boundary, decorative purple slate.

Tenure

Freehold

Council Tax

Great Yarmouth Borough Council - Band B

Services

Mains gas, water, electric, drainage

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

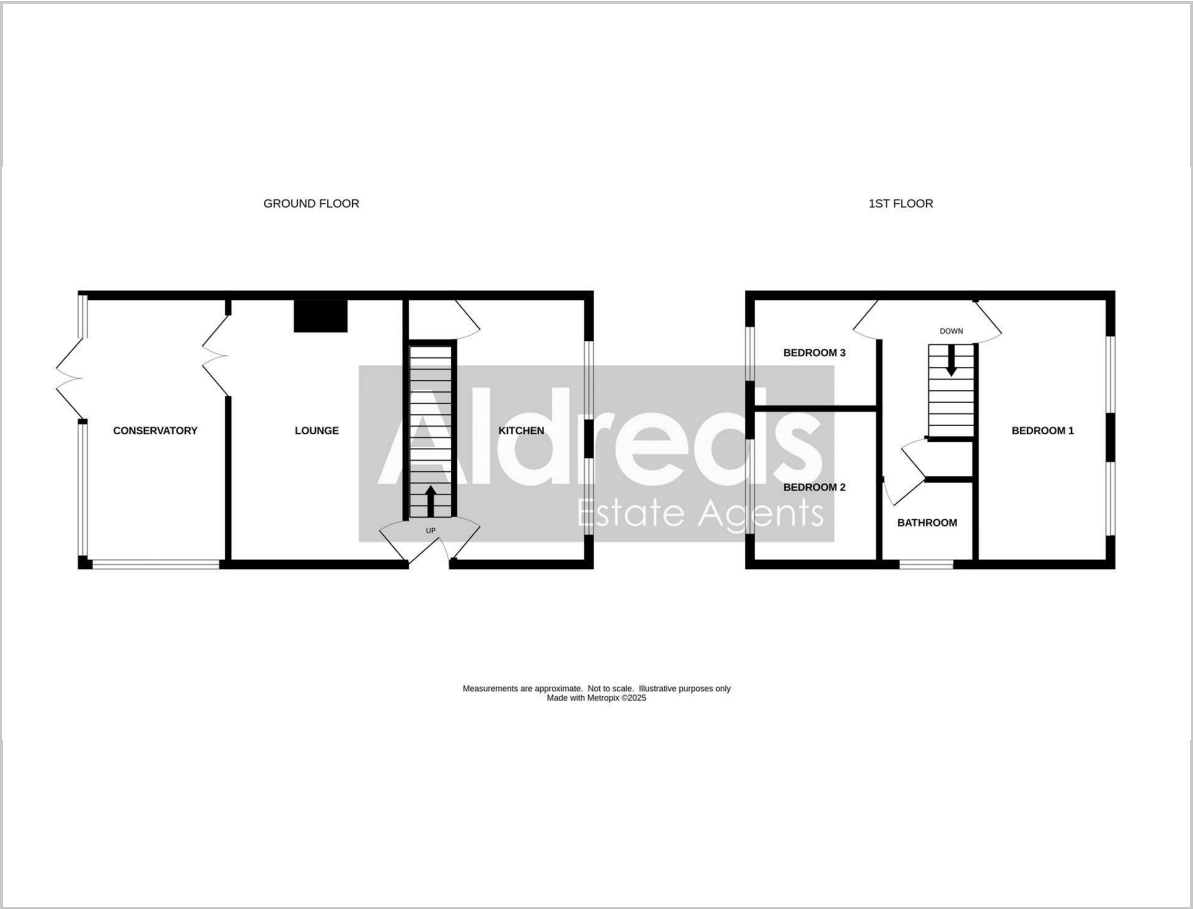
Leave Gorleston heading south on the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, continue past the playing field turning right into Noel Close, turn right into Randal Close where the property can be found on the right hand side.

Ref

G18240/02/25



Floor Plan

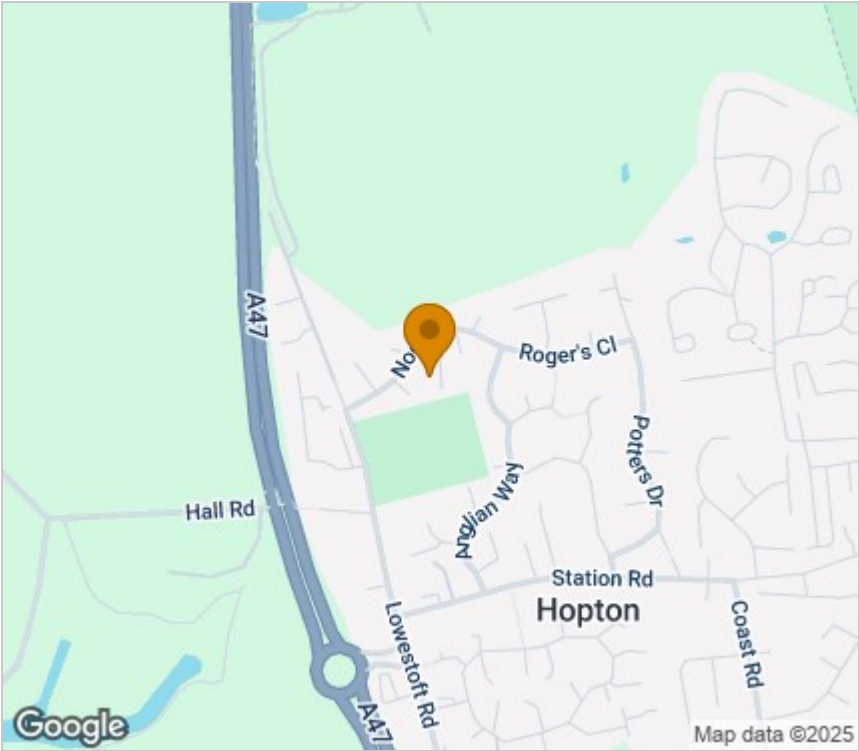


Viewing

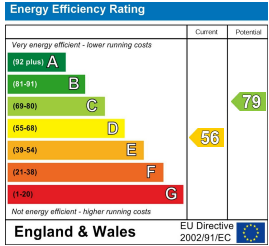
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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