

Aldreds
Estate Agents



40 Old Church Road
, Hopton on Sea, NR31 9BZ

£370,000



40 Old Church Road

, Hopton on Sea, NR31 9BZ

This extended, five-bedroom detached bungalow in Hopton-on-Sea offers spacious and modern living. The property boasts an open-plan kitchen/diner, perfect for entertaining, and a generous two-tier garden providing ample outdoor space. A private driveway adds convenience, while the tastefully modern interior ensures a comfortable and stylish home.

Presented in well-maintained, turn-key condition, this bungalow is ready for immediate occupancy. Situated in a desirable location, it benefits from proximity to transport links and a range of amenities, making it an ideal choice for families and those seeking a convenient lifestyle in Hopton-on-Sea.

Entrance Hall

Double glazed door to side aspect, Carpet floor, radiator, access to lounge, 4 bedrooms, 2 cupboards, shower room. Boiler located in cupboard, loft hatch.

Lounge

13'9" x 12'5" (4.2m x 3.8m)

LVT flooring, wood burner, built in cupboard and log storage, two radiators, opening through to kitchen.

Kitchen

18'0" x 11'5" (5.5m x 3.5m)

LVT flooring, laminate counter tops, induction Hob with hood, 2 intergrated Electrics ovens, space for dish washer, washing machine, double fridge freezer, radiator. Doubled glazed window and French doors to rear, double glazed sky light.

Bedroom 1

12'1" x 10'9" (3.7m x 3.3m)

Carpet floor, radiator, double glazed window, built in wardrobes.

Bedroom 2

8'10" x 12'1" (max) (2.7m x 3.7m (max))

Carpet floor, radiator, double glazed window to side aspect, built in wardrobe.

Bedroom 3

9'2" x 10'9" (2.8m x 3.3m)

Carpet floor, double glazed window to front aspect, built in wardrobe with sliding door, radiator, access to bedroom 4 via sliding door.

Bedroom 4

6'2" x 15'8" (1.9m x 4.8m)

Carpet floor, radiator, double glazed window to front aspect, cupboard with consumer unit.





Bedroom 5

8'10" x 7'6" (2.7m x 2.3m)

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

Shower room

Vinyl floor, double glazed window to side aspect, heated towel rail, WC, basin built into storage vanity unit, separate shower cubicle with wall mounted shower, tiled walls.

Conservatory

Brick built with double glazed windows, currently used as storage.

Outside front

Brick driveway, side access gate, access to side door.

Outside rear

Concrete patio seating area, timber shed, two tier garden with grass lawn areas, mixture of trees and shrubbery, mixture of timber fence and hedge line boundaries, outside tap and electric point.

Council Tax

Great Yarmouth Borough Council - Band C

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 on the A12, at the Hopton roundabout turn left, turn left and immediately right into Station Road, follow the road round to the right into Coast Road, turn right into Old Church Road where the property can be found on the right hand side.

Services

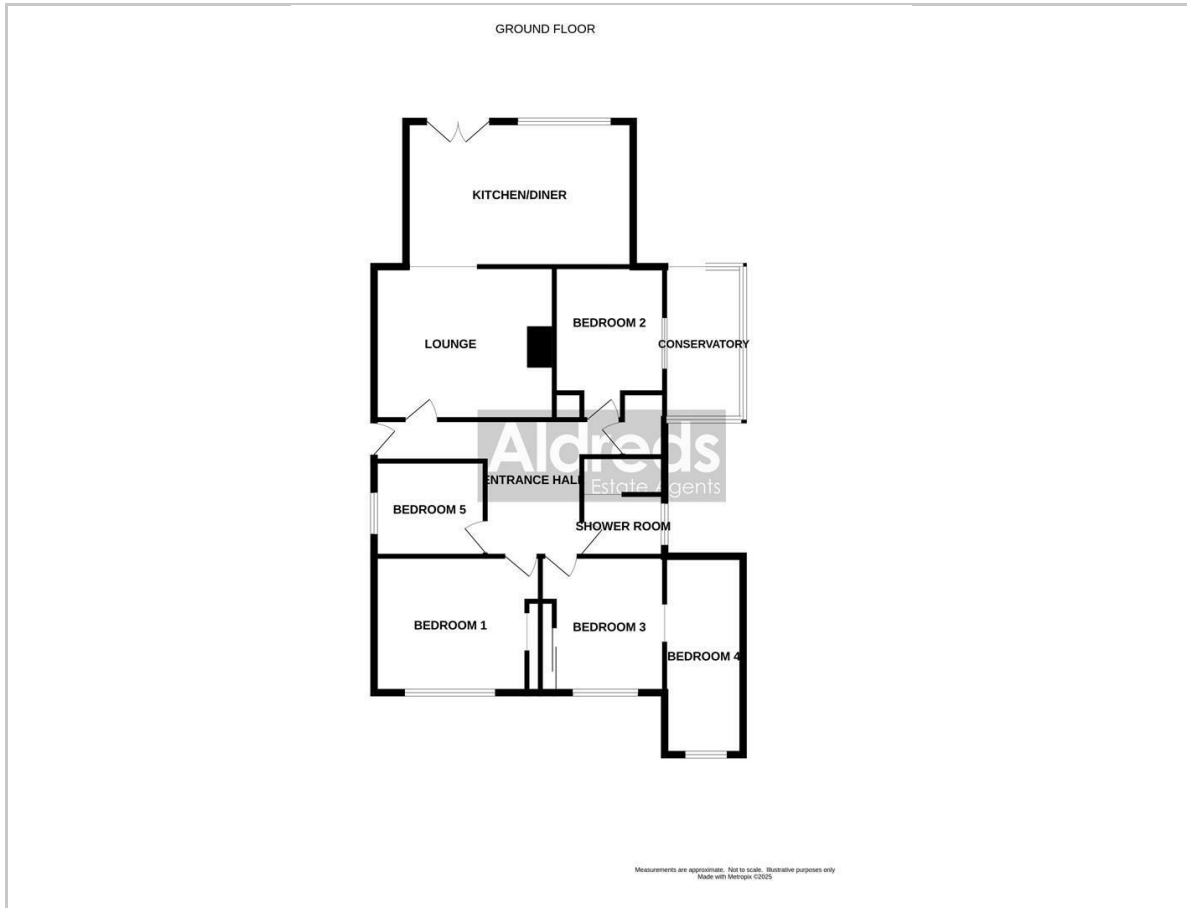
Mains gas, water, electric, drainage

Ref

G18264/03/25



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.

Disclaimer

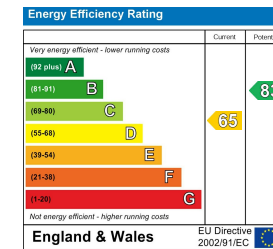
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only 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.

Area Map



Energy Efficiency Graph



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