

Aldreds
Estate Agents



20 Seafields Drive
Hopton, Great Yarmouth, NR31 9TS
£395,000



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Sitting in this popular coastal village we are delighted to offer this extremely well presented four bedroom detached house with conservatory and low maintenance gardens. Internally there is an entrance hall, two reception rooms, kitchen/breakfast room, conservatory, utility room and a cloakroom. The first floor offers a landing, master bedroom with ensuite, three further bedrooms and a bathroom. gas central heating and double glazing. Driveway to garage.

Entrance Hall

Door to front, stairs to landing, under stair cupboard

Cloakroom

Low level WC, hand basin, opaque double glazed window to front aspect, radiator

Lounge

16'0" x 11'9" (4.9 x 3.6)

Bay double glazed window to front aspect, two radiators

Dining Room

9'6" x 9'2" (2.9 x 2.8)

Radiator, double glazed patio door to conservatory

Conservatory

11'9" x 11'9" (3.6 x 3.6)

Brick based with double glazing, double glazed French doors to garden

Kitchen/Breakfast Room

12'9" x 9'5" (3.9 x 2.88)

Base & wall units with worktops, double glazed window to rear aspect, inset ceiling lights, gas hob, electric oven, sink with drainer, integrated dishwasher, integrated fridge/freezer

Utility Room

6'3" x 5'2" (1.92 x 1.6)

Base units, integrated washing machine, door to garden

Landing

Double glazed window to front aspect, storage cupboard

Master Bedroom

11'9" x 11'9" (3.6 x 3.6)

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

Ensuite

Shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, radiator

Bedroom 2

10'11" x 9'6" (3.33 x 2.91)

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





Bedroom 3

10'6" x 8'8" (3.22 x 2.66)

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

Bedroom 4

8'9" max x 7'8" max (2.67 max x 2.35 max)

Storage cupboard, double glazed window to rear aspect, radiator

Bathroom

8'0" x 5'6" (2.45 x 1.7)

P-shaped bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

Outside

to the front there is a gated driveway to garage, the garage has a roller door, benefits from power & light and houses the gas boiler. Shingle beds with bushes & shrubs. To the rear there are low maintenance gardens which are astro turf and paved with bushes & shrubs

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

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.

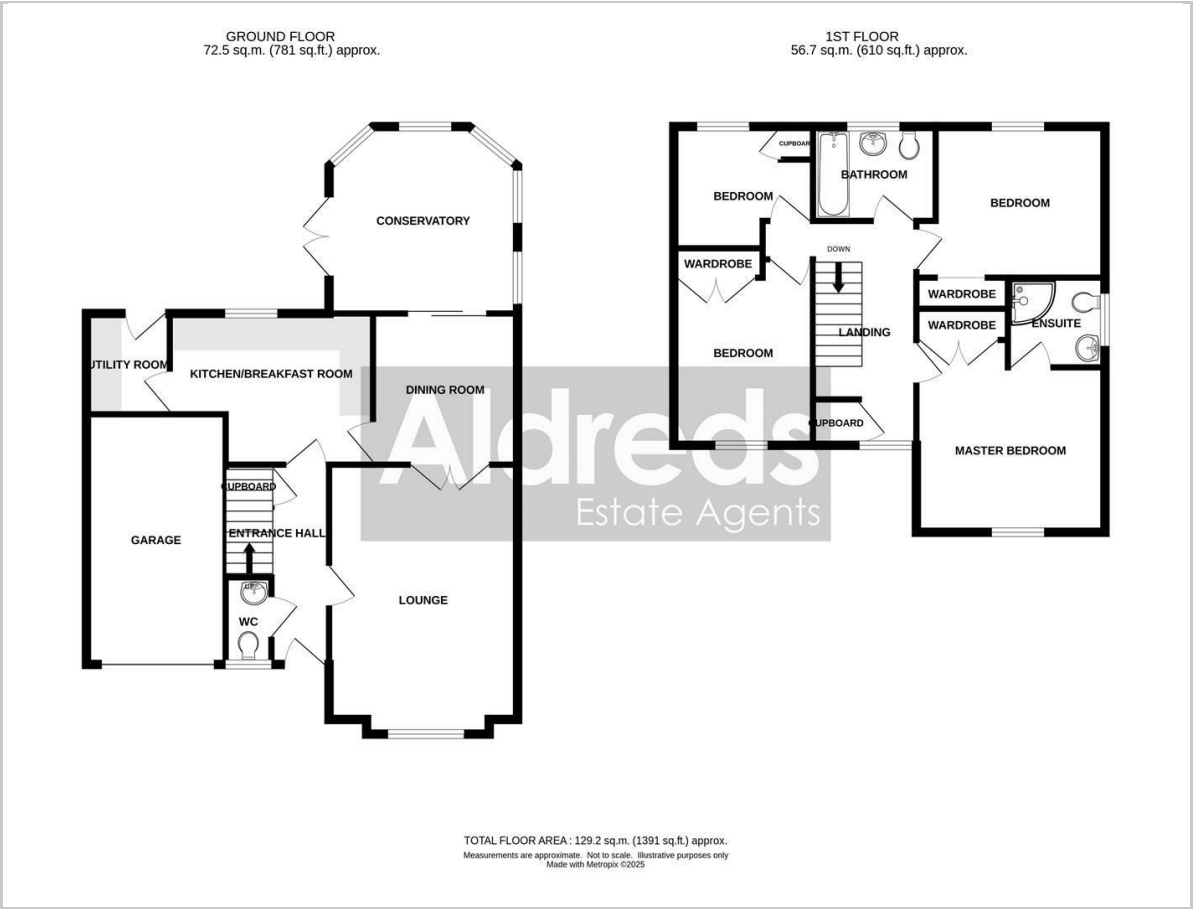
Directions

Head south from Gorleston on the A47 dual carriageway towards Lowestoft. Upon reaching Hopton, take the first exit off the roundabout and at the 'T' junction turn right onto Lowestoft Road. Then take the first turning on the left onto Seafields Drive, take the right fork where the property is on the left

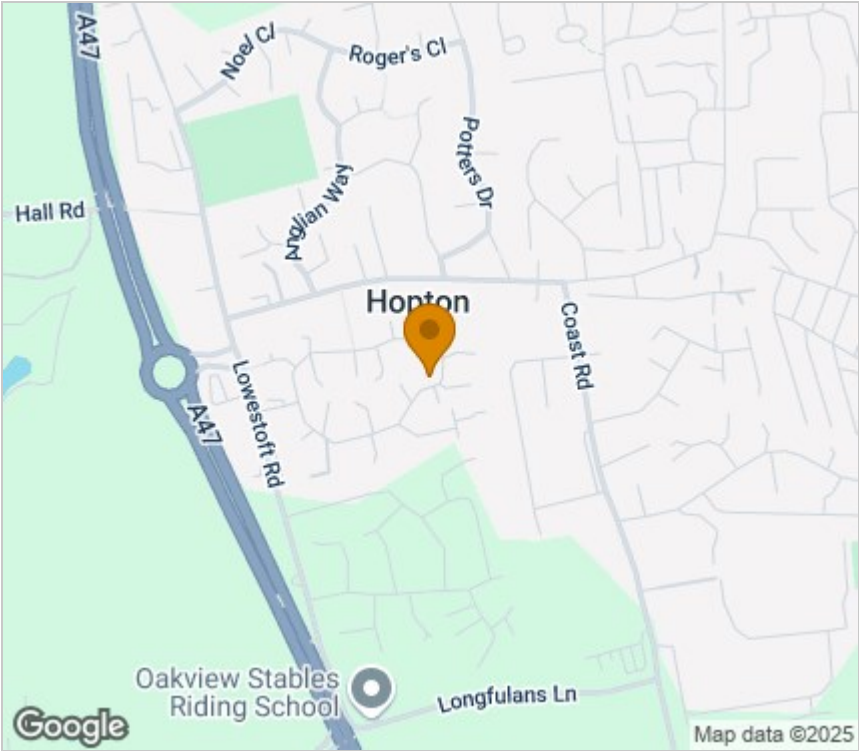
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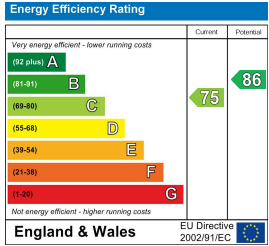
Floor Plan



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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