

**Aldreds**  
Estate Agents



8 Station Road  
Hopton, NR31 9BE

£425,000





## 8 Station Road

Hopton, NR31 9BE

### Porch

Tile floor, double glazed door to front and rear, double glazed window to front and single glazed to side, single glazed door to side, access into house.

### Entrance hall

Laminate floor, radiator, double glazed window to front, under stairs cupboard, access to lounge, kitchen/diner and cloak room.

### Lounge

13'1" x 18'8" (4.0m x 5.7m)

Laminate floor, double glazed bay window to front, two radiators, double glazed sliding door to rear, fire place with gas fire.

### Kitchen/Diner

20'4" x 11'1" (6.2m x 3.4m)

Tile floor, double glazed window to rear, single glazed double door to rear leading into games room, laminate counter tops with under counter and wall mounted cupboards, built in oven with gas hob and extractor fan, space for washing machine and fridge, stainless steel sink and draining board, radiator.

### Cloakroom

Vinyl floor, WC, basin, double glazed window to front, radiator.

### Games room

20'11" x 11'9" (6.4m x 3.6m)

Laminate floor, double glazed windows to rear and side, double glazed French doors to side, two radiator, sliding doors into lounge, fitted blinds for each window, polycarbonate roof.

### Landing

Carpet floor, double glazed window to front, radiator, 2 cupboards, access to four bedrooms, bathroom and stairs to 2nd floor.

### Bedroom 1

13'1" x 11'9" (max) (4.0m x 3.6m (max))

Carpet floor, double glazed window to rear, radiator, access to en suite.

### En-Suite

Vinyl floor, WC, basin, corner shower cubicle with wall mounted shower, heated towel rail, tile walls.

### Bedroom 2

11'5" x 10'5" (max) (3.5m x 3.2m (max))

Laminate floor, double glazed window to rear, radiator.

### Bedroom 3

9'2" x 8'6" (2.8m x 2.6m)

Laminate floor, double glazed window to rear, radiator.

### Bedroom 4

13'1" x 5'10" (max) (4.0m x 1.8m (max))

Laminate floor, double glazed window to front, radiator.

### Bathroom

6'10" x 6'6" (max) (2.1m x 2.0m (max))

Vinyl floor, WC, basin, bath tub, square shower cubicle with wall mounted shower, tiled walls, double glazed window to side, heated towel rail, boiler cupboard housing combi boiler.







#### Bedroom 5

18'0" x 11'1" (5.5m x 3.4m)

Laminate floor, eaves storage to front and rear, deluxe window to rear, access to bedroom 6.

#### Bedroom 6

15'5" x 11'1" (4.7m x 3.4m)

Carpet floor, eaves storage to front and rear, deluxe window to rear.

#### Outside front

Large brick weave driveway, small grass area with shrubs. Timber fence boundaries.

#### Outside rear

Small concrete patio seating area, grass lawn, decking area towards the rear with storage shed, access around the property, one side with timber built car port, other side access to double garage. Timber fence boundaries with mixed decorative shrubs and two more sheds.

#### Double Garage

Two car spaces, additional utility, concrete floor, two windows, storage area above into roof, two up and over doors.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

Great Yarmouth Borough Council - Band E

#### 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 along the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, turn right into Station Road where the property can be found on the right hand side.

#### What3Words

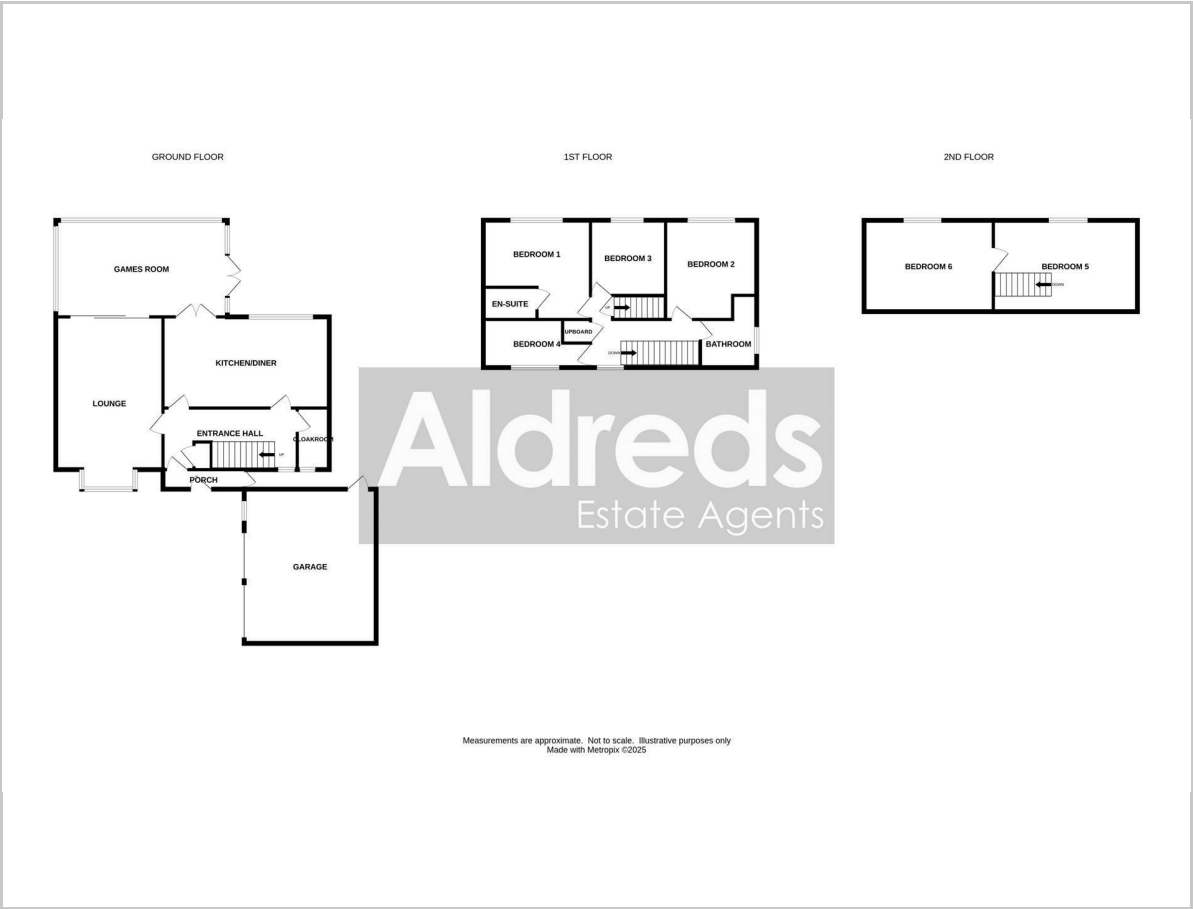
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#### Ref

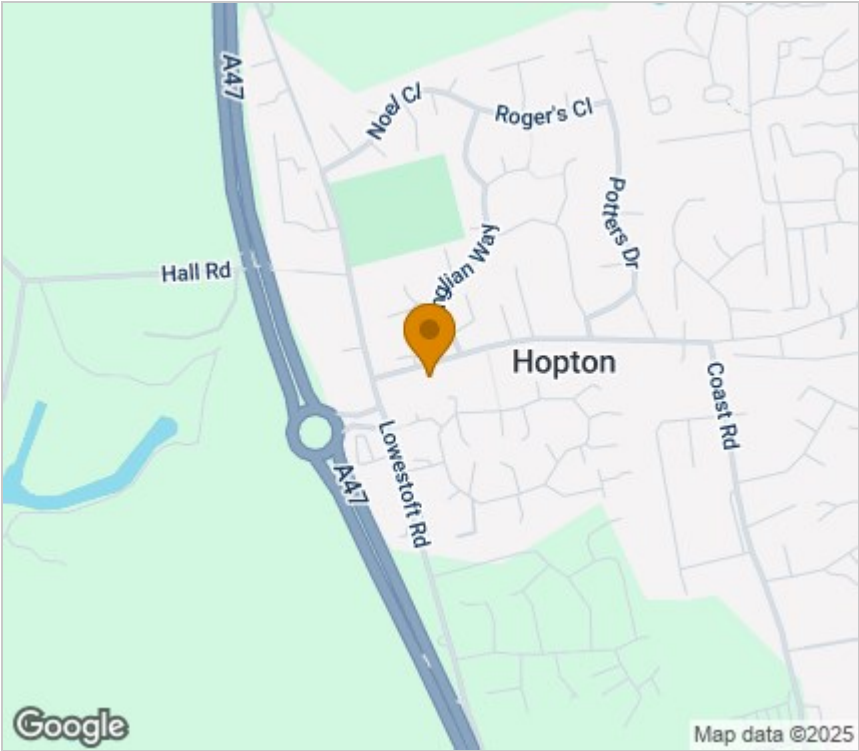
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Floor Plan



Area Map



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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Energy Efficiency Graph

