

**Aldreds**  
Estate Agents



27 Potters Drive

Hopton, Great Yarmouth, NR31 9RW

£230,000



## 27 Potters Drive

Hopton, Great Yarmouth, NR31 9RW

A beautifully presented two bedroom semi detached house with utility and garden room in garage. On the ground floor there is an entrance hall, lounge/diner and a kitchen. The first floor offers a landing, two bedrooms and a bathroom. Gas central heating and sealed unit double glazing. Outside there are gardens to front & rear and a driveway.

### Entrance Hall

Door to front.

### Lounge/Diner

18'6" x 11'7" (5.66 x 3.55)

Stairs rising to landing, double glazed window to front aspect, radiator.

### Kitchen

11'7" x 8'6" (3.55 x 2.61)

Base & wall units with worktops, gas hob, electric oven, sink with drainer, integrated fridge, wall mounted gas boiler in storage cupboard, double glazed window to rear aspect, door to rear.

### Landing

Loft access.

### Bedroom 1

11'7" x 11'2" (3.55 x 3.42)

Storage cupboard, double glazed window to front aspect, radiator.

### Bedroom 2

11'7" x 8'2" (3.55 x 2.5)

Double glazed window to front aspect, radiator.

### Bathroom

6'6" x 5'4" (2 x 1.65)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, heated towel rail.





### Outside

Driveway, crushed slate garden. The garage is now a utility 2.44m x 2m housing the plumbing for washing machine and a garden room 3.42m x 2.44m with double glazed window to rear aspect. The rear garden is lawned with a decked patio. Timber shed.

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

C Rating - 69

### Location

Hopton is a coastal village situated 2½ miles to the South of Gorleston and 5 miles North of Lowestoft \* There are local shops \* A Primary School for 5 – 11 year old \* Leisure facilities \* Beach and bus services to the main towns.

### Directions

Leave Gorleston south bound on the A47. At the Hopton roundabout turn left and immediately left onto Lowestoft Road. Turn right onto Station Road. Turn left onto Hopton Gardens and immediately right into Potters Drive where the property will be found on the right hand side.

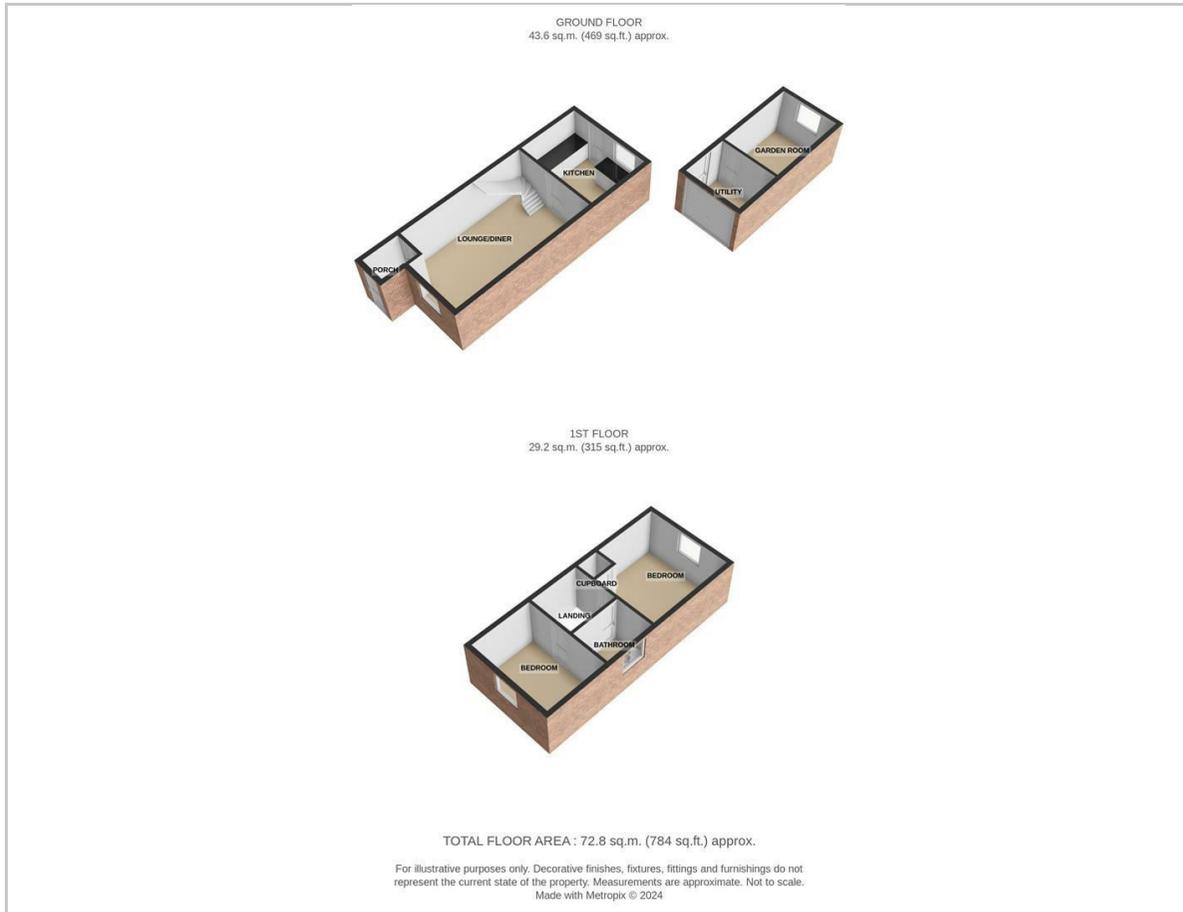
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### Agents Note

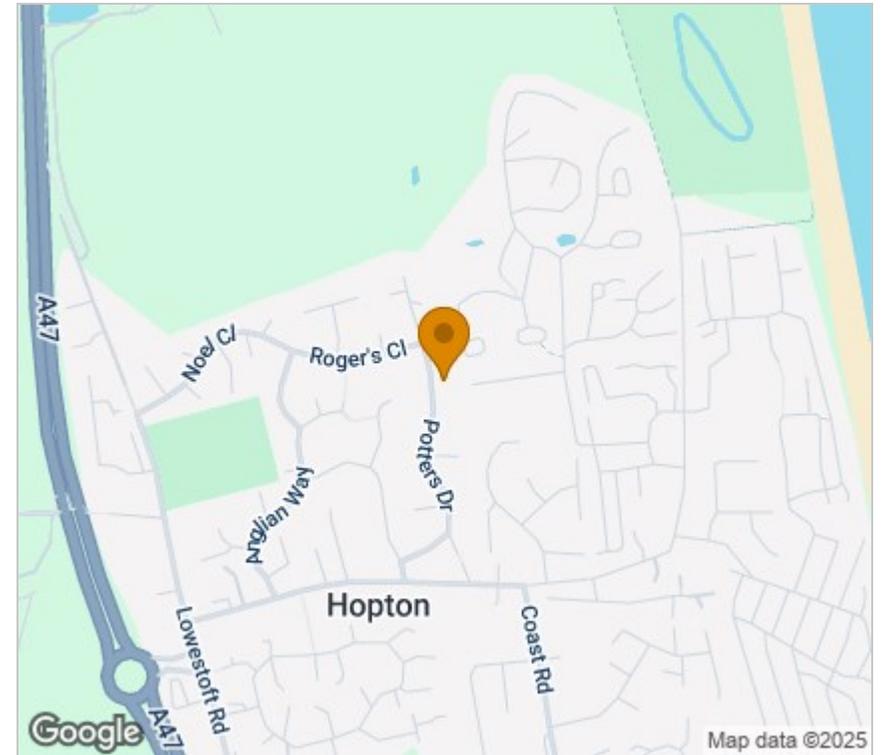
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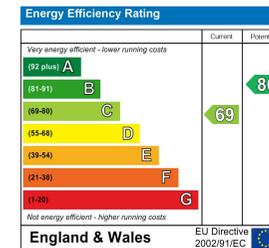
## Floor Plan



## 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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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