

Aldreds
Estate Agents



4 Culley Way

Hopton, Great Yarmouth, NR31 9TF

£235,000



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A fantastic opportunity to acquire a 3 bedroom semi-detached house located in a quiet, cul-de-sac location. The home boasts a modern open plan kitchen/diner and a bright conservatory to the rear. Practical features include a master bedroom with en-suite, a downstairs WC, and a gas combi boiler installed 2024.

The property comes with a detached garage with parking space and an easy maintenance rear garden with a sheltered seating area. Situated close to all amenities and transport links, this is an ideal family home ready for immediate enjoyment.

Entrance Hall

Double glazed door to front, double glazed window to side, laminate floor, access to cloakroom, lounge, stairs to first floor, radiator.

Cloakroom

Laminate floor, radiator, double glazed window to front, WC, basin with vanity unit, electric fuse box.

Lounge

14'0" x 12'4" (4.27m x 3.76m)

Carpet floor, double glazed window to front, radiator, electric fire place, opening through to kitchen/diner.

Kitchen/Diner

15'8" x 9'10" (4.80m x 3.00m)

Tile floor, double glazed window and french doors to rear, integrated oven and hob with extractor fan, dish washer, space for free standing American style fridge freezer, washing machine, sink with draining board, radiator.

Conservatory

9'1" x 8'9" (2.79m x 2.69m)

Tile floor, double glazed windows to rear and side, double glazed door to side, polycarbonate roof, electricity connection.

First Floor Landing

Carpet floor, loft hatch, access to 3 bedrooms, bathroom and cupboard.

Bedroom 1

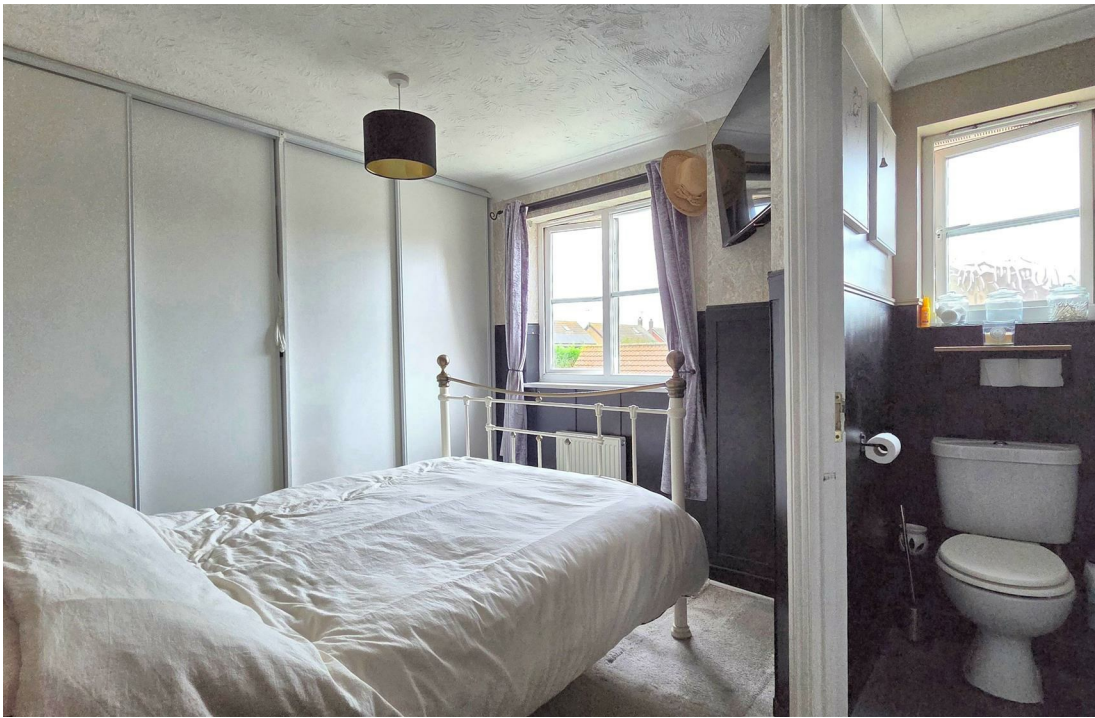
12'4" x 9'10" (3.78m x 3.00m)

Carpet floor, radiator, double glazed window to front, fitted wardrobes, access to en suite shower room.

En-Suite

Vinyl floor, double glazed window to front, WC, basin, shower cubicle with wall mounted shower, heated towel rail.





Bedroom 2

8'2" x 7'8" (2.51m x 2.36m)

Carpet floor, double glazed window to rear, radiator.

Bedroom 3

8'11" x 6'0" (2.74m x 1.83m)

Carpet floor, radiator, double glazed window to rear, fitted wardrobe.

Outside Front

Grass lawn, decorative slate shingle area with shrubs, concrete path to front door and to garage door, driveway space in front of garage.

Outside Rear

Concrete patio seating area with pergola, artificial grass lawn, timber fence boundaries.

Tenure

Freehold

Services

Mains gas, water, electric, drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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 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

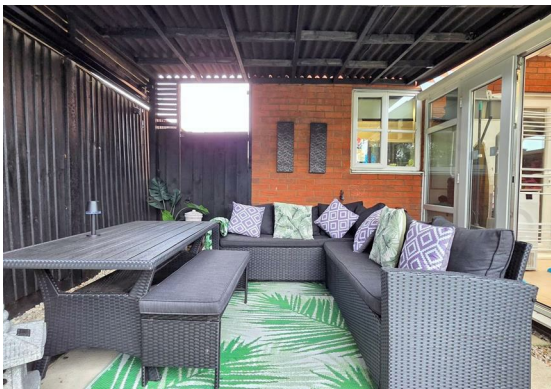
Leave Gorleston heading south along the A12, at the Hopton roundabout turn left, at the 'T' junction turn right right into Lowestoft Road, turn left into Seafields Drive, take the left hand fork, turn left into Culley Way where the property can be found at the end.

What 3 Words

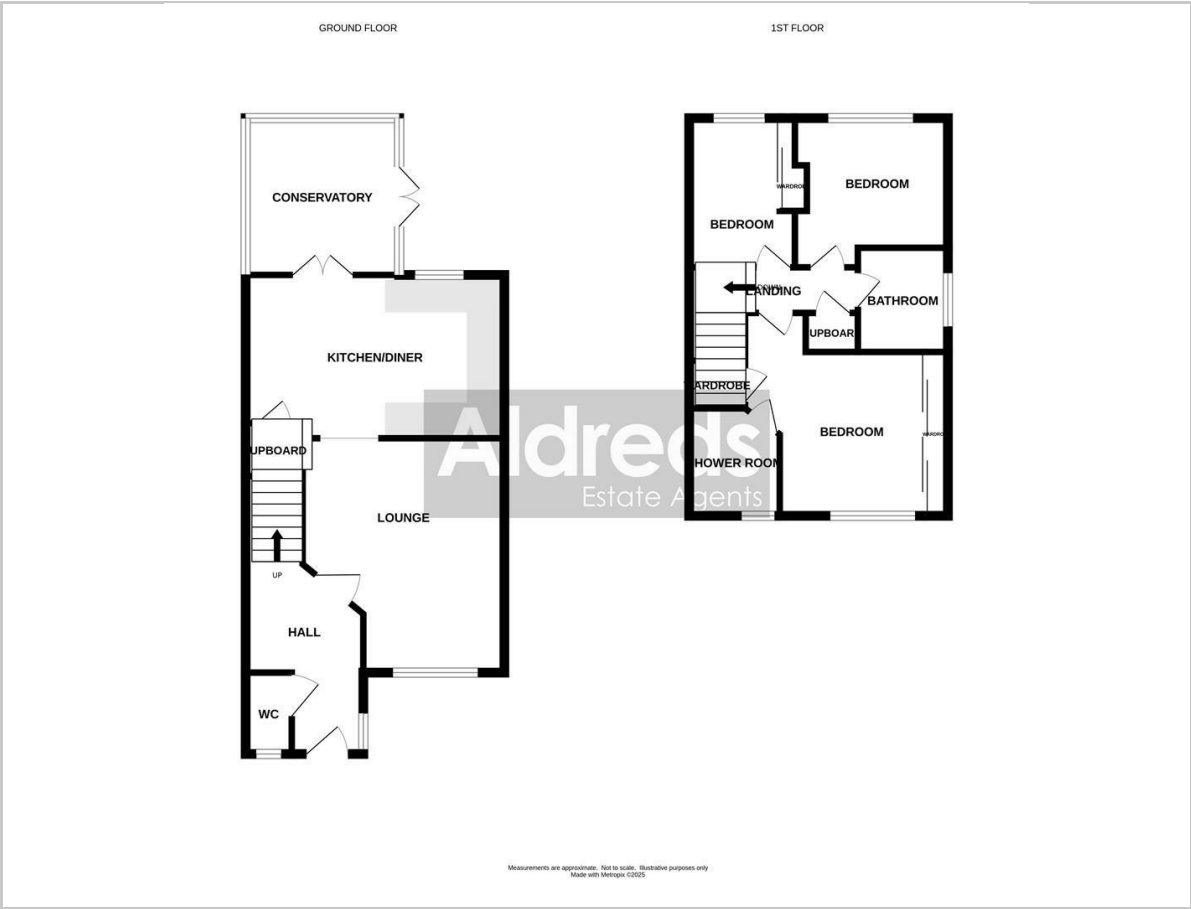
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Floor Plan

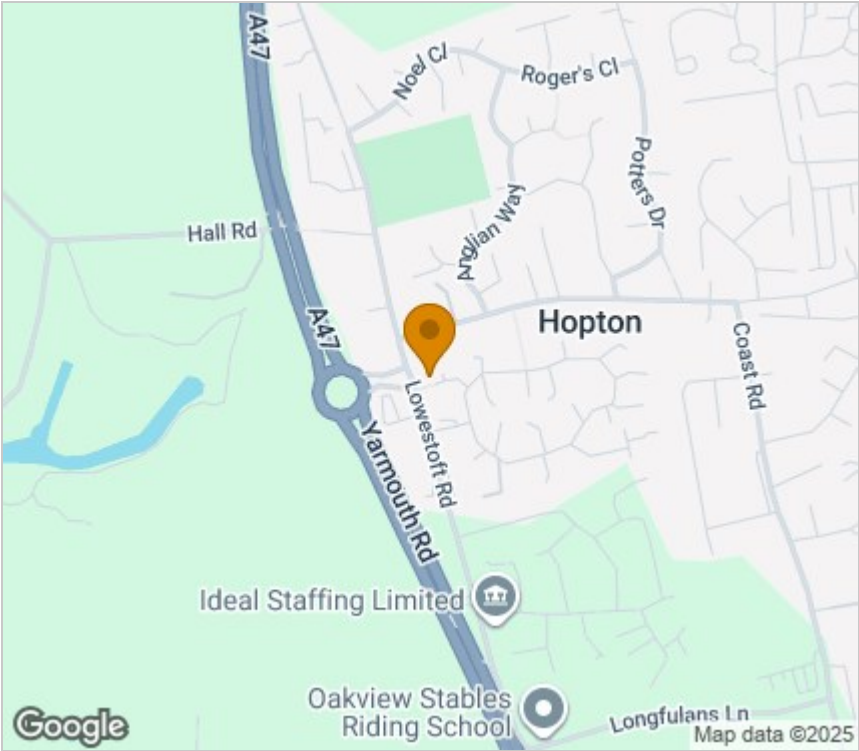


Viewing

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Area Map



Energy Efficiency Graph

