

**Aldreds**  
Estate Agents



23 Hopton Gardens

Hopton, Great Yarmouth, NR31 9DF

Guide Price £240,000 - £250,000





## 23 Hopton Gardens

Hopton, Great Yarmouth, NR31

With a good sized approx. west facing garden, conservatory and a spacious ground floor cloakroom/utility room, Aldreds are pleased to offer this modern three bedroom end terrace house. The ground floor offers also an entrance hall, lounge/diner and kitchen. The first floor has three bedrooms and a shower room off landing. To the front there is a driveway leading to a former garage (3.38 x 2.65) with up and over door now used for storage.

### Entrance Hall

Storage cupboard, door to front, radiator.

### Lounge/Diner

16'3" x 12'2" max 10'9" min (4.97 x 3.72 max 3.28 min)

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

### Kitchen

9'8" x 7'1" (2.97 x 2.18)

Base & wall units with worktops, soft close doors on draws and cupboards, gas hob, electric oven, sink with drainer, part tiled walls, tiled floor, integrated fridge/freezer, door to

### Conservatory

9'0" x 6'10" (2.75 x 2.1)

Brick based with sealed unit double glazing, double glazed French doors to garden.

### Utility Room/Cloakroom

7'6" x 5'11" (2.31 x 1.82)

Plumbing for washing machine, hand basin, low level WC, radiator.

### Landing

Loft access, storage cupboard with wall mounted gas combi boiler (installed 2020)

### Bedroom 1

13'2" x 9'2" (4.02 x 2.8)

Double glazed window to rear aspect, radiator.

### Bedroom 2

9'11" x 9'0" (3.04 x 2.75)

Double glazed window to rear aspect, radiator.







### Bedroom 3

9'2" x 8'2" (2.8 x 2.5)

Double glazed window to front aspect, radiator.

### Shower Room

8'11" x 5'1" (2.72 x 1.55)

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

### Tenure

Freehold.

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### EPC

EPC C Rating - 71

### 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.

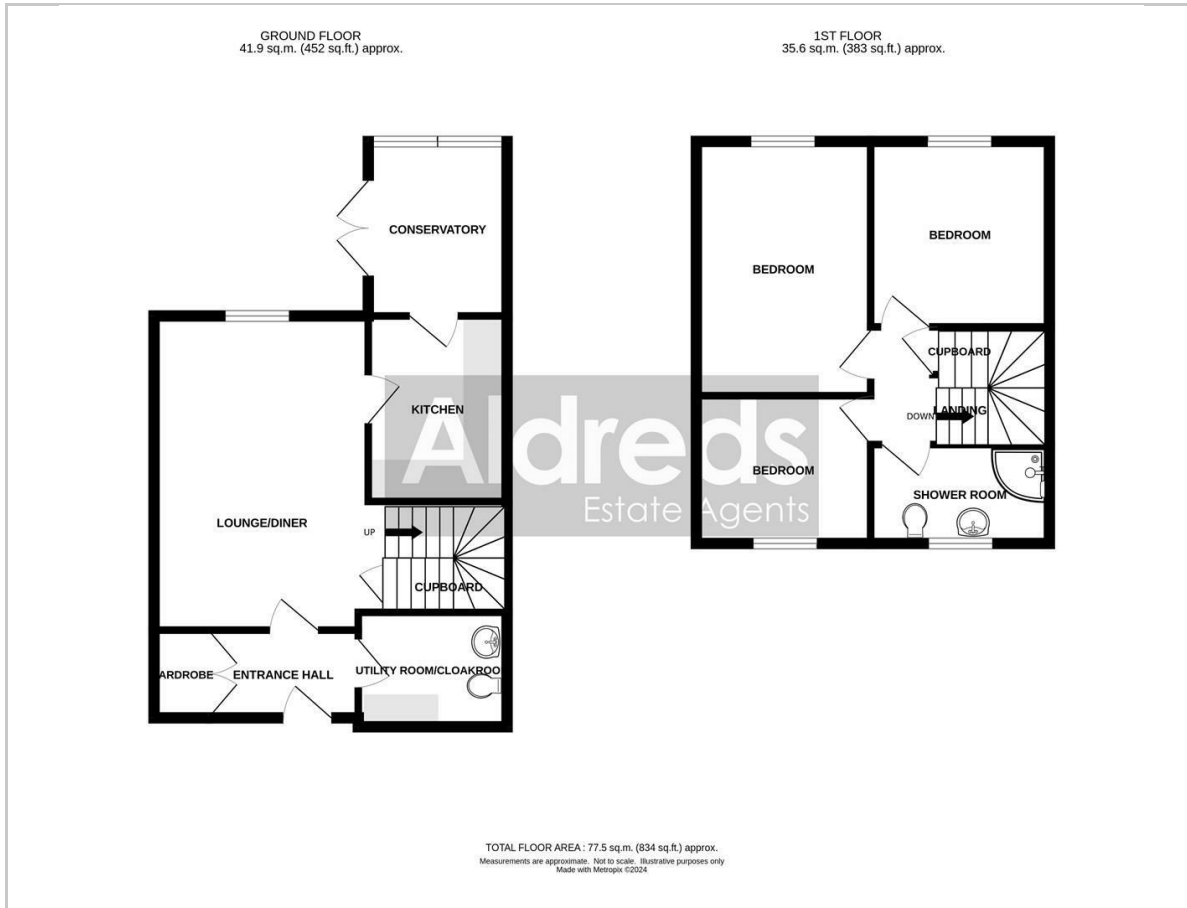
### Directions

Leave Gorleston heading south on the A47, at the Hopton roundabout turn left, turn left and immediately right into Station Road, turn left into Hopton Gardens where the property can be found on the left hand side

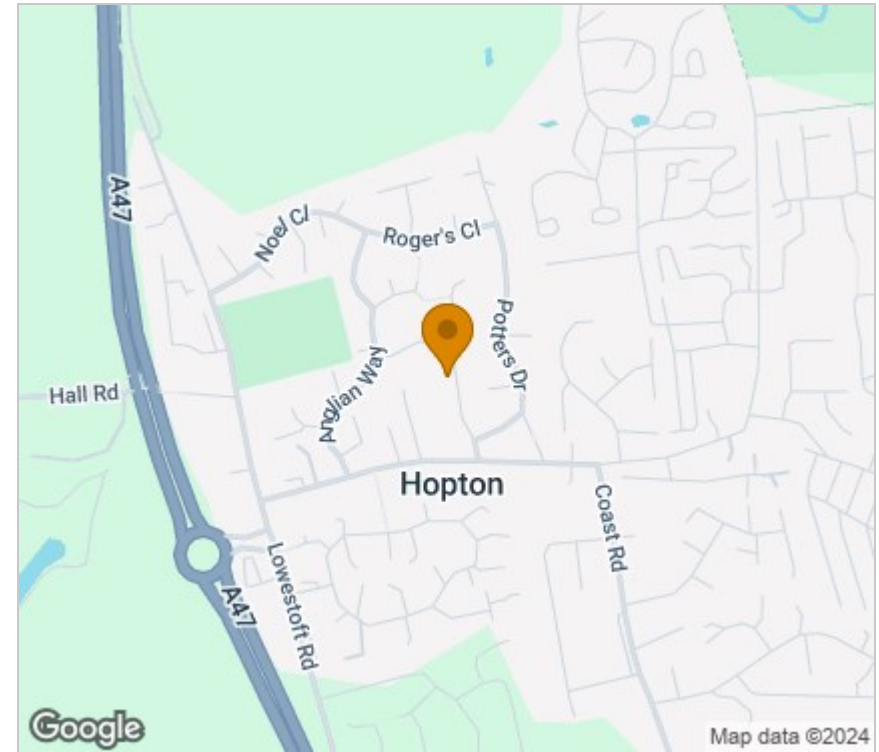
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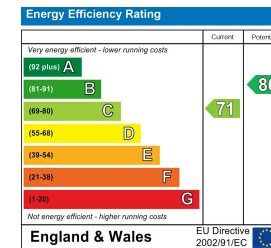
## Floor Plan



## 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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