

£350,000



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37 Seaview Rise Hopton on Sea, NR31 9SE

- FRESHLY REFURBISHED
- BRAND NEW KITCHEN
- BEAUTIFULLY PRESENTED
- NEW FLOOR COVERINGS THROUGHOUT
- OVER 1,000 SQ FT OF LIVING
- BRAND NEW 4 PIECE BATHROOM
- FOUR BEDROOMS
- CONTEMPORARY STYLING THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.81m x 1.40m (9' 3" x 4' 7")

Enter through your modern part-glazed front door into the spectacular first impression of your new Home. Plenty of natural daylight is beamed in through the two windows either side of the door. Freshly decorated in pristine white, a brand new fitted carpet, your staircase leads you up to all first floor rooms and doors lead off to your Lounge, Dining room and..

Cloakroom WC 2.53m x 1.23m (8' 4" x 4')

Essential for the family is the downstairs loo! Modern and contemporary styling with a new suite comprising of a pedestal wash hand basin and low-level WC. There's a radiator, an opaque uPVC sealed unit double glazed window and new LVT underfoot.

Lounge 5.15m x 3.60m (16' 11" x 11' 10") narrowing to 3.18m

Located at the rear part of the property, your stunning Lounge, again freshly decorated in white, is light and bright due to a uPVC sealed unit double glazed windows to side aspect and patio doors leading out to your rear Garden. There's a new sumptuous, fitted carpet and two radiators.

Dining Room 3.46m x 3.00m (11' 4" x 9' 10")

Located conveniently next to your Kitchen, your Dining Room has ample space provided for your family dining table, a uPVC sealed unit double glazed window to front aspect, fitted carpet and access to a handy under stair cupboard. A door leads you into your ...

Kitchen 3.46m x 3.10m (11' 4" x 10' 2")

The heart of the home is always the Kitchen. Your brand new modern contemporary designed Kitchen features a range of wall and base units fitted to all four walls complete with flat high gloss doors and drawers with a square edge worktop and splashback tiling over. Integrated appliances include a stainless steel five burner gas hob with extractor over and fan assisted oven below and ample space has been provided for your automatic washing machine/dishwasher and fridge freezer.

Your stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window and your back door leads you outside. Newley laid LVT flooring is underfoot.

FIRST FLOOR

Landing

At the top of your carpeted staircase, your Landing features doors leading off to all Bedrooms and Bathroom.

Bedroom One 3.77m x 3.18m (12' 4" x 10' 5")

Your Master Bedroom has been fully decorated and features a uPVC sealed unit double glazed window, new fitted carpet and radiator.

Bedroom Two 3.76m x 3.00m (12' 4" x 9' 10")

Also located at the front part of the house, Bedroom 2 has also been fully decorated and features a uPVC sealed unit double glazed window, new fitted carpet, radiator and over stair cupboard.

Bedroom Three 2.83m x 2.60m (9' 3" x 8' 6") max

Across the Landing, Bedroom 3 is 'L' shaped and still a good size and features a new fitted carpet, radiator and uPVC sealed unit double glazed window to rear aspect with sea views.

Family Bathroom 2.27m x 1.80m (7' 5" x 5' 11")

A brand new four-piece suite comprises of a corner shower cubicle, a panel bath, pedestal sink and low level WC. There's also an opaque uPVC sealed unit double glazed window and LVT floor.

Bedroom Four 2.81m x 2.19m (9' 3" x 7' 2")

The smallest of the four features a new fitted carpet, radiator and uPVC sealed unit double glazed window to rear Garden views and a glimpse of the sea.

OUTSIDE

Front Garden, Garage & Driveway

Plenty of curb appeal and yet tucked away in the corner, your front Garden is laid to lawn. There's ample parking on your driveway with leads you to your Garage.

Your Garage features both a vehicular door and personal door, power, light and plenty of eave's storage.

A gate leads you in to your...

Rear/Side Garden

Your rear and side Gardens are very deceiving at first as it wraps all the way round the side offering a larger than average plot. Enclosed by fence with plenty of mature trees, plants and shrubs, it's certainly very private.

A blank canvas for the budding gardener and a safe haven for the kids to play, it is mainly laid to lawn, however a 'suntrap' patio has been laid, perfect for sitting out, a barbecue or even a spot of alfresco dining.

If you're after a good size Garden, look no further.

Council Tax

Great Yarmouth – Band D

SUMMARY

Occasionally a real gem comes to market, and this is one of them. Located in a private cul-de-sac with that stunning Garden in this coastal village.

Completely refurbished with fresh décor, new Kitchen, new Bathroom, new WC and new floor coverings throughout, there's nothing left to do, simply buy it, complete the sale and move in this summer.

To view, call us now.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A COMPLETELY REFURBISHED 4 BEDROOM DETACHED IN CUL-DE-SAC

We are delighted to offer For Sale this beautiful detached executive family home which has undergone a full refurbishment throughout. Your accommodation comprises of a super first impression Entrance Hall, brand new Cloakroom WC, Lounge, Dining Room and brand-new Kitchen on the ground floor, while upstairs you will discover four good sized Bedrooms and brand new four-piece Family Bathroom. All this with brand new floor coverings throughout, pristine white décor and all with the creature comforts of gas central heating and double glazing. You even have some sea views out of the Bedrooms and located on a larger than average wrap around Garden

CHAIN FREE AND GOOD TO GO | MOVE IN THIS SUMMER

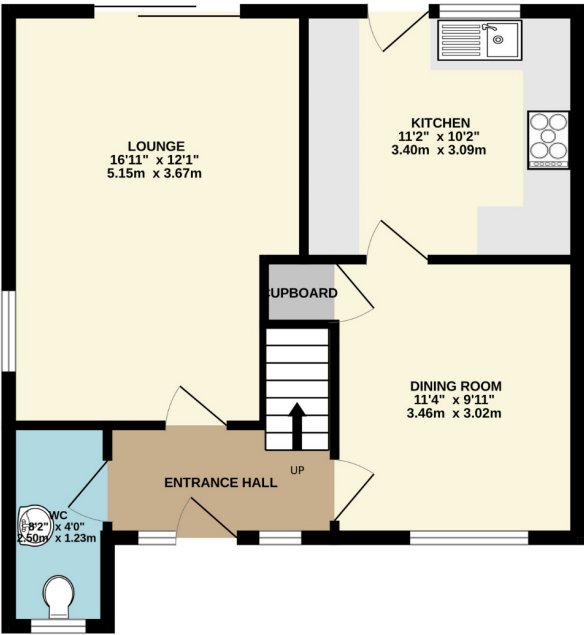
LOCATION AND AMENITIES

Located on a private cul-de-sac of just four properties on the very sought after Seaview Rise in the beautiful village of Hopton-on-Sea. Hopton is adjacent to the A47 between Gorleston on Sea and Lowestoft, right on the Norfolk Suffolk border. Convenient for a range of village amenities such as a convenience store, doctors, dentist, hairdressers and two excellent village pubs.

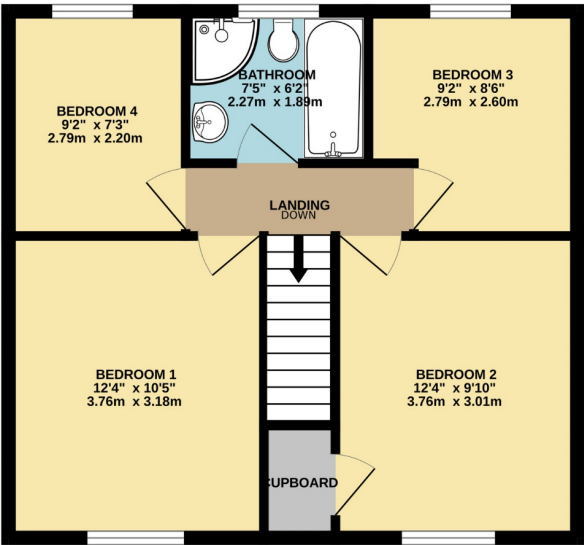
Good schools, public transport and the beach are also convenient and the stunning countryside literally on your doorstep.

Contact: STEVE NEWSHAM | Mobile 07785 581002 | Email: steve@one-estates.co.uk

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



37 SEAVIEW RISE, HOPTON

TOTAL FLOOR AREA : 1012 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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