

**lowestoft 01502 733399**

**Gorleston 01493 658854**

OFFERS IN EXCESS OF:

**£400,000**



**View this property on [one-estates.co.uk](http://one-estates.co.uk)**

## **4 Kidds Close Hopton on Sea, NR31 9UR**

- EXCELLENTLY PRESENTED
- 17 ft KITCHEN B/FAST ROOM
- BAY FRONTED LOUNGE
- STUDY / PLAYROOM / OFFICE
- OVER 1,100 SQ FT OF LIVING
- CONTEMPORARY MASTER ENSUITE
- FOUR BEDROOMS with WARDOBES
- SEPARATE DINING ROOM
- BEAUTIFUL 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 the modern part-glazed front door into the light bright entrance Hall to your new home. Extra floor-to-ceiling glazed panels add to the airy feel, there's a ceramic tiled floor underfoot and radiator to keep the chill off. Your carpeted staircase leads you up to all first-floor rooms and there's a handy storage cupboard below. Doors lead off to your Lounge, Kitchen, Cloakroom WC and ...

#### **Study / Playroom / Home Office** 2.65m x 2.12m (8' 8" x 6' 11")

Work from home or a room to keep your admin away from the main house or even an ideal place for your children to play? ... you decide. Your super ground floor Study features a uPVC sealed unit double glazed window to front aspect, laminate flooring and radiator.

#### **Cloakroom WC** 1.60m x 1.00m (5' 3" x 3' 3")

Essential for the family is the downstairs loo! Modern and contemporary styling with a corner wash hand basin and low-level WC. A radiator also featured.

#### **Lounge** 4.62m x 3.35m (15' 2" x 11') *plus bay*

Your beautiful light and bright bay fronted Lounge features uPVC sealed unit double glazing to front aspect, quality laminate flooring underfoot and three radiators. Glazed double doors lead you into your ...

#### **Dining Room** 2.76m x 2.85m (9' 1" x 9' 4")

Located conveniently next to your Kitchen, your Dining Room has ample space provided for your family dining table, full width patio doors lead you out to your rear Garden, the same hard flooring runs through here and the room also features a radiator.

#### **Kitchen Breakfast Room** 5.17m x 2.77m (17' x 9' 1")

A good size modern contemporary Kitchen features a range of base and wall units fitted to two walls complete with beech effect flat doors and drawers with a roll edge worktop and tiled splashback over. Integrated appliances include a gas hob with extractor over and oven below. Ample space is provided for your tall fridge freezer and dishwasher, and your one-and-a-half bowl sink is located under one of the two uPVC sealed unit double glazed windows.

There's also ample space provided for a small dining suite, a breakfast bar has been created, there's another uPVC sealed unit double glazed window, a radiator and ceramic tiled floor. A door leads you in to your ...

#### **Utility Room** 1.61m x 1.55m (5' 3" x 5' 1")

The perfect place to keep all your domestic cleaning bits and bobs out of the Kitchen. Your Utility features a range of units, a sink and drainer and space and plumbing for your automatic washing machine. Your central heating boiler is housed here, a radiator and your back door leads you outside.

### FIRST FLOOR

#### **Landing**

At the top of your carpeted staircase, your 'gallery' style Landing features doors leading off to all Bedrooms and Bathroom, there's a radiator plus your airing cupboard is located here.

#### **Bedroom One** 3.37m x 3.20m (11' 1" x 10' 6")

Your Master Bedroom features a uPVC sealed unit double glazed window to front aspect, a fitted carpet, radiator and large walk-in wardrobe. Door leads you to your very own...

#### **Ensuite** 2.40m x 1.32m (7' 10" x 4' 4")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Modern and contemporary featuring a suite comprising of a large shower cubicle, pedestal sink and low-level WC. An opaque uPVC sealed unit double glazed window, LVT flooring and a chrome heated towel rail.

#### **Bedroom Two** 3.17m x 3.70m (10' 5" x 12' 2") *max*

Also located at the front part of the house, Bedroom 2 has a uPVC sealed unit double glazed window, fitted carpet, radiator and built in wardrobe.

#### **Bedroom Three** 3.48m x 2.32m (11' 5" x 7' 7") *max*

Across the Landing, Bedroom 3 features a built-in wardrobe, fitted carpet, radiator and uPVC sealed unit double glazed window to rear aspect.

#### **Family Bathroom** 2.56m x 1.86m (8' 5" x 6' 1")

A three-piece suite comprises of a panel bath with tiling above, pedestal sink and low-level WC. There's an opaque uPVC sealed unit double glazed window and radiator.

#### **Bedroom Four** 2.79m x 2.39m (9' 2" x 7' 10")

The smallest of the four features a fitted carpet, radiator, built in wardrobe and uPVC sealed unit double glazed window to rear Garden views.

### OUTSIDE

#### **Front Garden, Garage & Driveway**

Standing proud on this exclusive cul-de-sac, your property features a front Garden mainly laid to lawn and a driveway with ample parking for three vehicles leads down your Garage. Constructed of traditional brick and tile, your garage features a vehicular door, power, light and personal door to rear Garden.

#### **Rear Garden**

Fully enclosed and very private, your Garden is mainly laid to lawn with an array of mature trees, shrubs and plants. Adjacent to the rear of the house, a large patio is perfect for sitting out, a barbecue or even a spot of alfresco dining. A timber shed also included for your garden storage solutions.

#### **Council Tax**

Great Yarmouth – Band D

#### **SUMMARY**

A great example of a good sized, excellently presented 4 bed detached in a village location.

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.





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.





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.





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.





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.





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.





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.



## 4 BEDROOM DETACHED EXECUTIVE PROPERTY IN CUL-DE-SAC

We are delighted to offer For Sale this beautiful detached executive family home located in a private cul-de-sac of just 6 homes. Your accommodation comprises of an Entrance Hall leading to a Study / Playroom / Home Office, Cloakroom WC, Lounge, Dining Room and super 17ft Kitchen Breakfast Room on the ground floor, while upstairs, four good sized Bedrooms, one with Ensuite and Family Bathroom. Excellently presented throughout with the creature comforts of gas central heating and double glazing. Set on a good size plot with lovely Gardens, there's also a detached Garage and Driveway.

**OVER 1,100 sq ft of LIVING**

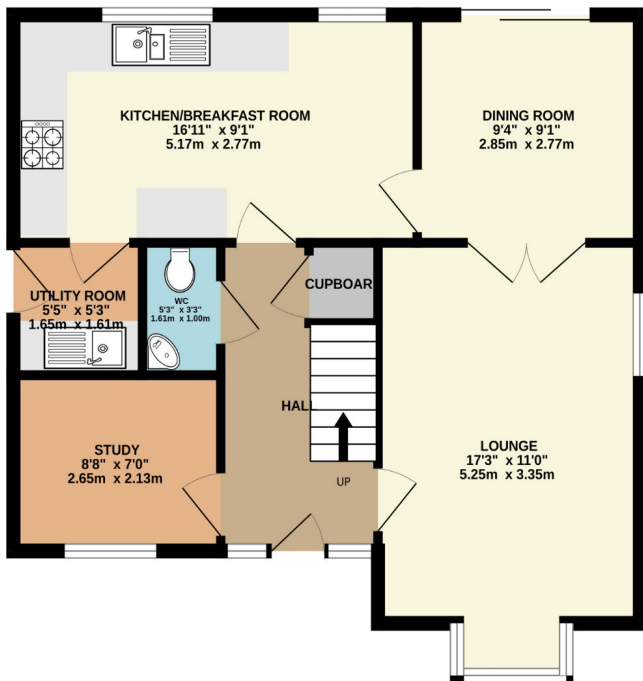
### LOCATION AND AMENITIES

Located on a private cul-de-sac of just six Homes, Kidds Close is located just off the very popular and sought after Seafields Drive 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.

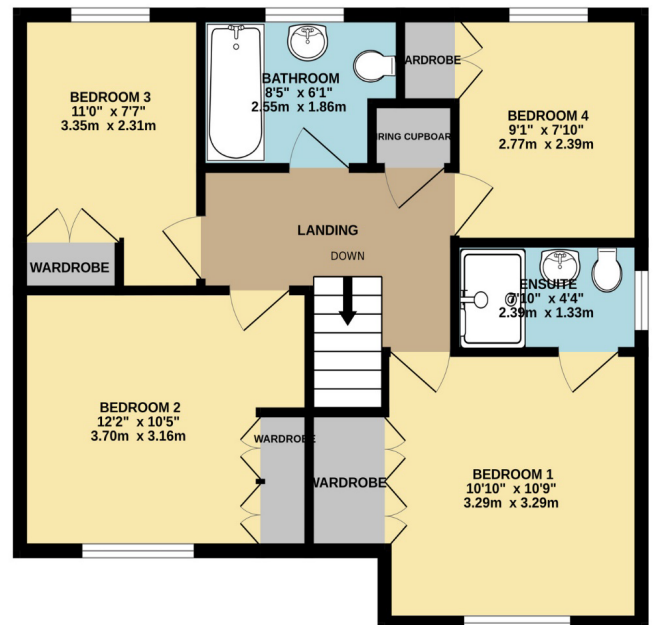
Good schools, public transport and the beach are also convenient and the stunning countryside literally on your doorstep.

**Contact: STEVE NEWSHAM | Mobile 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



4 KIDDS CLOSE, HOPTON ON SEA

TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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

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.