



Kidds Close, Hopton, NR31 9UR

With 2000 sqft approx of living, this home EXUDES SPACE & STYLE...

- VIEWING HIGHLY RECOMMENDED
- NO COMPROMISE ON SPACE
- OPEN-PLAN KITCHEN
- EXECUTIVE & EXTENDED
- 4 RECEPTIONS
- LOW MAINTENANCE GARDENS
- NESTLED IN A CUL-DE-SAC
- 4 DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING

Offers In Excess Of £475,000

This EXECUTIVE, EXTENDED detached HOME offers MUCH SPACE & is nestled in a CUL-DE-SAC on a popular development in the seaside village of Hopton. Whether together or apart the architectural extensions have been designed ensuring modern practicality....

Property comprises an entrance hallway with cloakroom / WC, 4 VERSATILE receptions & OPEN-PLAN kitchen with separate utility; 4 DOUBLE bedrooms, family bathroom & the principle bedroom BOASTS a dressing room & 'Jack & Jill' ENSUITE.

Ample off road parking & LOW MAINTENANCE landscaped garden is surprisingly SECLUDED & has your outside kitchen & SUMMER HOUSE.

The seaside village of Hopton offers a thriving community with local amenities & just off the A47 between Lowestoft / Gorleston with local transport close by, making the commute to the nearby towns & villages easily accessible.



Council Tax Band: D



ENTRANCE HALL

Come on inside this home of space and opportunity; Karndean flooring, radiator, under stairs cupboard and stairs to the first floor landing.

CLOAKROOM / WC

Vanity shelf with basin and WC; Karndean flooring, opaque uPVC double glazed window & radiator.

STUDY 2.16m x 2.54m (7'1" x 8'3")

Tiled flooring, uPVC double glazed window, radiator, power points and bespoke cupboards and shelving units.

RECEPTION / GAMES ROOM 4.90m x 3.61m (16'0" x 11'10")

Versatile reception has the answer to your storage solutions with built-in storage units spanning the length of the room; uPVC double glazed bay window; vinyl flooring, radiators, TV / power points and French double doors to...

RECEPTION / DINING ROOM 4.68m x 2.91m (15'4" x 9'6")

Space for all to sit round the table, with a range of white gloss cupboards and display cabinet; Karndean flooring, radiator, power points and the all important built-in wine fridge & freezer

KITCHEN / BREAKFAST ROOM 3.84m x 4.83m (12'7" x 15'10")

Open-plan, practical and easy on the eye... this kitchen certainly isn't lacking, with ambient kick board lighting creating the mood no matter what time of day. A variety of wall and base units, granite worktops with inset sink / drainer, central island and water softener. Integral appliances include 2 wall ovens, combination microwave, 2 warming drawers, coffee machine and induction hob with seamless pop up extractor fan; not forgetting the integral dishwasher, fridge and freezer. Karndean flooring, uPVC double glazed windows with made to measure blinds, radiator and power points; opening into the dining area and doors out to the side of the home and into...

UTILITY 2.54m x 1.48m (8'3" x 4'10")

Built for purpose; wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, radiator, power points and the gas central heating / domestic hot water boiler in situ.

LOUNGE 5.45m x 4.58m (17'10" x 15'0")

No compromise on space nor design... With part vaulted ceiling this architecturally extended lounge was designed giving you the place to snuggle and space to entertain. Karndean flooring, uPVC double glazed windows with built in blinds along with remote control Velux windows with lighting. Radiators, TV / power points and an electric fireplace with surround. 2 French double doors open out onto the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and the airing cupboard that houses the pressurised hot water unit. uPVC double glazed window, radiator and power points.

PRINCIPLE BEDROOM 5.92m x 2.81m (19'5" x 9'2")

Overlooking the rear garden this double bedroom boasts space, a dressing room and an ensuite. Fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobes.

DRESSING ROOM 2.87m x 2.74m (9'4" x 8'11")

Whether the dressing room or perhaps the nursery... your choice. Fitted with hanging rails, storage units and shelving; fitted carpet, uPVC double glazed window, radiator and power points.

JACK & JILL ENSUITE

Fantastically designed giving dual entrance and convenience for bedrooms 1 & 2. Vanity unit with inset basin, WC and large enclosed mains shower cubicle. Tiled flooring, opaque uPVC double glazed window, heated towel rail, extractor fan and handy built-in shelving.

BEDROOM 2 3.65m x 3.16m (11'11" x 10'4")

Double bedroom overlooking the cul-de-sac; fitted carpet, uPVC double glazed window, radiator, TV / power points and built in wardrobes.

BEDROOM 3 5.34m x 2.67m max (17'6" x 8'9" max)

At the rear of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator and TV / power points.

BEDROOM 4 3.58m x 2.67m (11'8" x 8'9")

At last but no means least... another double bedroom; fitted carpet, uPVC double glazed window, radiator, TV / power points, built in wardrobes and loft access in situ.

BATHROOM

Great size family bathroom comprises a vanity unit with wall and base units, courtesy mirror, inset basin, WC and bath with shower and screen. Tiled flooring, heated towel rail and whilst there is no window, a light tunnel brings natural light to the room.

OUTSIDE

Ample off road parking and hard standing on the brick weave driveway for 4 vehicles. Pedestrian access to the low maintenance yet colourful rear garden with artificial lawn and borders brimming with abundant plants, flowers / shrubs and seating areas being paved and decked, perfectly positioned no matter the time of day with an outside kitchen comprising a BBQ & pizza oven. Outside lighting, water tap, power points and the...

SUMMER HOUSE / SHED

Whether play time or storage, this timber summer house with electric is a bit special with mezzanine level that provides a multitude of options.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - RATING C

GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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