





St. Vincent Walk, Hopton Great Yarmouth NR31 9SX



## welcome to

# St. Vincent Walk, Hopton Great Yarmouth

Fantastic spacious family home within great catchment area for schooling for all ages. This 4 bedroom detached property is located in the popular village of Hopton with a range of amenities easily accessible.













#### **Entrance Hall**

Welcoming entrance hall, with uPVC door to front aspect, radiator, Kardean flooring & stairs to first floor landing

#### Cloakroom

Double glazed opaque window to front aspect flooring, low level w.c, wash hand basin, underfloor heating,

#### Kitchen/diner

#### 9' 6" x 9' 8" ( 2.90m x 2.95m )

Modern & well-appointed kitchen, with double glazed window to front & double doors opening to lounge aspect. A range of Howdens wall & base units with complimentary wood effect worksurfaces over, granite sink & drainer with mixer tap, integrated microwave and cooker, gas hob & extractor over, spotlights, radiator, larder cupboard, coved ceiling, power points, kickboard lighting & space for dining table

#### **Utility Room**

14' 9" x 7' 7" ( 4.50m x 2.31m )

Double glazed door & double glazed window to rear aspect. Wall and base units & undercounter storage space, plumbing for washing machine & tumble dryer, granite sink & drainer with mixer tap, radiator, Kardean flooring & ceiling light

#### Lounge

#### 15' 7" x 14' 3" ( 4.75m x 4.34m )

A spacious living area, the perfect space for relaxing and entertaining, with double glazed sliding doors to rear & double glazed window to rear aspect. Beveline flooring, TV point, radiator, wall mounted lights & understairs storage cupboard

#### Conservatory

#### 9' 5" x 9' 1" ( 2.87m x 2.77m ) uPVC & brick built conservatory with French door to garden & wrap around windows, Beveline flooring & underfloor heating

## Landing

Carpeted flooring, ceiling light, airing cupboard & doors giving access to bedrooms

#### **Bedroom One**

14' 8" x 11' 3" ( 4.47m x 3.43m ) Double glazed window to front and rear aspect, laminate flooring, under floor heating, door to ensuite, wardrobe cupboard,

#### Ensuite

2 x opaque double glazed windows. Karndean flooring, double shower cubicle with tiled splashback, low level w.c, wash hand basin & radiator,

#### **Bedroom Two**

11' 2" x 9' 7" ( 3.40m x 2.92m ) Double glazed window to front aspect, Kardean flooring, radiator, coved ceiling, ceiling light & door to en-suite shower room

#### **Shower Room**

Opaque double glazed window to front aspect flooring, built in shower cubicle with wall mounted shower, low level w.c., hand wash basin with vanity unit under & radiator

## **Bedroom Three**

11' 4" x 8' (3.45m x 2.44m) Double glazed window to front aspect, coved ceiling, laminate flooring & radiator

#### **Bedroom Four**

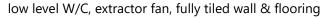
8' x 7' 3" ( 2.44m x 2.21m ) Double glazed window to rear aspect, coved ceiling, radiator, Kardean flooring & ceiling light

## **Dressing Room/ Bedroom Five**

7' 10" x 8' 2" ( 2.39m x 2.49m ) Double glazed window to rear aspect, radiator, laminate flooring, coved ceiling, loft access & ceiling light

#### Bathroom

Opaque double glazed window to rear aspect, panelled bath with shower over, wash hand basin,



#### Rear Garden

A well presented fully enclosed landscaped garden to rear, with decked patio area to rear of conservatory, perfect for those who enjoy alfresco dining & entertaining friends and family. Lawned area, raised ornamental pond, shingled area, borders to side, planted with mature trees & shrubs. With access to garage, currently being used as a music room.

#### **Front Exterior**

Aesthetically pleasing front exterior, with large driveway for off road parking, garage to side & lawned area



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# St. Vincent Walk, Hopton Great Yarmouth

- Fantastic 4 Bedroom Detached Family Home
- Enviable Village Location
- Ample of Road Parking & Garage
- Utility & Conservatory
- Modern & Contemporary Feel Throughout

Tenure: Freehold EPC Rating: C

guide price **£450,000** 





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# erectory william h brown



01493 661999



Gorleston @williamhbrown.co.uk

142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



#### williamhbrown.co.uk



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