



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. Kardean 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,

low level W/C, extractor fan, fully tiled wall & flooring

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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welcome to

St. Vincent Walk, Hopton Great Yarmouth

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

Tenure: Freehold EPC Rating: C

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107293 - 0002

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