









welcome to

Woodview Hall Road, Hopton GREAT YARMOUTH

4 Bedroom detached family home, nestled within the charming coastal village location of Hopton-On-Sea,













Entrance Porch

uPVC entrance door to & windows to front aspect, tiled flooring & glazed door giving access to...

Entrance Hall

A welcoming entrance hall, comprising of solid oak wood flooring, radiator, built in undertstairs storage cupboard, ceiling light & carpeted stairs to first floor landing

Lounge/Diner

23' x 12' 5" (7.01m x 3.78m)

A perfect central gathering hub for relaxing & entertaining as a family. With DG window to front providing beautiful woodland views. Carpeted flooring, 2 x radiators, coved ceiling, TV point, wall sockets, 2 x ceiling lights, & French doors to conservatory

Kitchen

10' 5" x 9' 4" (3.17m x 2.84m)

A modern/contemporary & well-appointed kitchen, with DG window to rear aspect. A range of matching wall and base units with complimentary marble effect work surfaces over, inset 1.5 bowl sink & drainer with mixer tap, built in electric oven/hob & extractor over, integrated dishwasher, & fridge/freezer, pull out worktops, spotlights, coved ceiling, power points & vinyl flooring,

Utility Room/Annexe

Counter tops, plumbing for washing machine & tumble dryer

Conservatory

19' 3" x 8' 8" (5.87m x 2.64m)

uPVC & bick built conservatory, with DG wrap around windows & French patio doors giving access to rear garden. Ceramic tiled flooring, sunlights, fitted blinds

Landing

Carpeted flooring, radiator, loft access, ceiling light, built in airing cupboard & access to bedrooms & family bathroom

Bedroom One

23' 5" x 15' 1" (7.14m x 4.60m)

Narrowing into eaves, velux windows, wall sockets, spotlights, & radiator

Bedroom Two

15' 8" x 10' 7" (4.78m x 3.23m)

DG windows to front aspect, carpeted flooring, fan ceiling light, wall sockets, radiator & built in storage cupboards

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m)

DG window to rear aspect, wall sockets, carpeted flooring, radiator & built in furniture

Bathroom

DG opaque window to rear aspect, wash hand basin with vanity unit under, W/C, corner shower cubicle, radiator, fully tiled walls & tiled flooring

Annexe Lounge

17' 4" x 8' 5" (5.28m x 2.57m)

DG window to front aspect, wall sockets, TV point, feature electric fireplace & surround, ceiling light & carpeted flooring

Annexe Kitchen

15' 5" x 5' 1" (4.70m x 1.55m)

A range of wall and base units with complimentary work surfaces over, space for free standing fridge/freezer, solid oak flooring, power points, spotlights

Annexe Bedroom

11' x 10' 4" (3.35m x 3.15m)

DG window to front aspect, wall sockets, ceiling light & carpeted flooring

Annexe Shower Room

Wash hand basin, shower cubicle, towel rail, spotlights & tiled flooring

Front Exterior

Aesthetically pleasing front exterior, surrounding the front of the property is a low level brick built wall for added privacy, brickweave driveway for ample vehicles & off road parking. A well maintained lawn to side & raised border planted with mature trees & plant life

Rear Garden

The rear garden is meticulously maintained and fully enclosed by sturdy timber fencing that provides both privacy and security, a curved lawn adds a dynamic flow to the space, adjacent to the lawn, raised borders, filled with a variety of seasonal flowers and a paved patio area with potted plants, leads you to a raised outdoor seating area, perfect for those that enjoy alfresco dining & entertaining friends & family. And a brick built storage shed for garden equipment & oil tank to side





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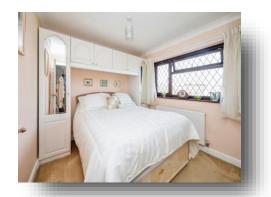
- 4 Bedroom Detached Family Home
- Utility & Conservatory
- Separate One Bedroom Annexe
- Beautiful Quiet Village Location With Beautiful Views
- Close to Amenities

Tenure: Freehold EPC Rating: D

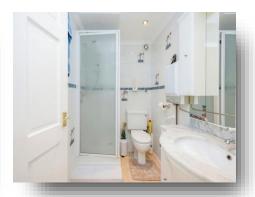
Council Tax Band: D

guide price

£460,000









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Property Ref: WEA107576 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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