



Woodview Hall Road,Hopton GREAT YARMOUTH NR31 9BB

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 understairs 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

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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welcome to

Woodview Hall Road, Hopton GREAT YARMOUTH

- 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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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