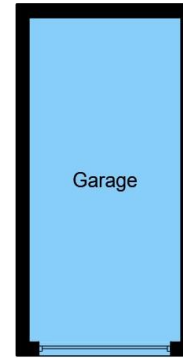




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Sayers Green, Hopton Great Yarmouth NR31 9UT

welcome to

Sayers Green, Hopton Great Yarmouth

William H Brown are proud to present to you this exceptional 4 bed detached house, renovated to a high standard throughout



Entrance Hall

A welcoming entrance hall, with uPVC entrance door to front aspect, wood laminate flooring, understairs storage cupboard, ceiling light, smooth plastered ceiling, radiator, carpeted stairs to first floor landing and doors giving access to downstairs reception rooms

Study

8' 7" x 6' 10" (2.62m x 2.08m)

DG window to front aspect, wood laminate flooring, radiator, ceiling light, coved ceiling, wall sockets and smooth plastered ceiling

Cloakroom

W/C, corner wash hand basin, wood effect laminate flooring, radiator, ceiling light and partially tiled walls

Lounge

17' 4" x 10' 11" (5.28m x 3.33m)

A perfect central gathering hub, to relax as a family, with DG bay window to front & window to side aspect, radiator, wood laminate flooring, wall sockets, 2 x ceiling lights, TV point, smooth plastered ceiling, feature electric fireplace with surround and double doors opening out into..

Dining/Reception Room

9' 4" x 9' 1" (2.84m x 2.77m)

Wood laminate flooring, ceiling light, wall sockets, smooth plastered ceiling, radiator and uPVC patio doors leading to..

Conservatory

10' 9" x 12' 10" (3.28m x 3.91m)

uPVC & Brick built conservatory, with wrap around windows and French patio doors to side giving access to rear garden

Kitchen/Breakfast Room

9' x 16' 11" (2.74m x 5.16m)

A modern and well-appointed kitchen, with 2 x DG windows to rear aspect. A range of wall and base units with complimentary marble effect worksurfaces over, integrated wine rack, 1.5 bowl stainless steel

sink and drainer with mixer tap, built in electric oven and hob, with extractor over, space for free standing fridge/freezer, space for undercounter dishwasher, ceiling spotlights, smooth plastered ceiling, power points, wood laminate flooring, partially tiled walls and door giving access to..

Utility Room

5' 1" x 5' 11" (1.55m x 1.80m)

uPVC door to side aspect, wall and base units with complimentary marble effect worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, wood laminate flooring, partially tiled walls, ceiling spotlights and smooth plastered ceiling

First Floor Landing

Carpeted flooring, ceiling light, loft access, radiator and smooth plastered ceiling

Bedroom One

10' 11" x 10' 5" (3.33m x 3.17m)

DG window to front aspect, radiator, carpeted flooring ceiling light, built in cupboard/wardrobe, smooth plastered ceiling, TV point, wall sockets and door to..

En-Suite Shower Room

DG opaque window to side aspect, wash hand basin, W/C, shower cubicle with thermostatic rainfall shower and hand attachment, glass sliding door, fully tiled walls, radiator and vinyl flooring

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

DG window to front aspect, radiator, carpeted flooring, ceiling light, smooth plastered ceiling, TV point, wall sockets and built in cupboard/wardrobe

Bedroom Three

7' 10" x 9' 1" (2.39m x 2.77m)

DG window to rear aspect, radiator, carpeted flooring, ceiling light, wall sockets, smooth plastered ceiling and built in cupboard/wardrobe

Family Bathroom

DG opaque window to rear aspect, panelled bath with mixer taps and shower over, wash hand basin, W/C, vinyl flooring, radiator, partially tiled walls and ceiling spotlights

Bedroom Four

7' 8" x 11' 4" (2.34m x 3.45m)

DG window to front aspect, carpeted flooring, radiator, wall sockets, ceiling light, built in cupboard/wardrobe and smooth plastered ceiling

Rear Garden

A thoughtfully designed & fully enclosed rear garden, The boundary is defined by a sturdy timber and brick post fence, which ensures added privacy, At the heart of the garden is a large, is a lawned area and paved patio, making it the perfect spot for outdoor seating and enjoying the surroundings. A storage shed and access to the garage make for added convenience. With the added benefit of outdoor lighting, cold water tap and gated access to the front of the property

Front Exterior

Aesthetically pleasing front exterior, with driveway to side leading to a garage with up & over door with space for ample vehicles for off road parking & access to the rear of the property



view this property online williamhbrown.co.uk/Property/WEA107638



welcome to

Sayers Green, Hopton Great Yarmouth

- An Immaculately Presented 4 Bedroom Family Home
- Modern & Contemporary Feel Throughout
- Large Kitchen/Breakfast Room
- Driveway & Garage
- Envious Village Location

Tenure: Freehold EPC Rating: C

£440,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA107638](https://www.williamhbrown.co.uk/Property/WEA107638)



Property Ref:
WEA107638 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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