



Watsons Close, Hopton Great Yarmouth NR31 9BJ

welcome to

Watsons Close, Hopton Great Yarmouth

CHAIN FREE Where village living meets convenience, this charming 4 bedroom detached property is nestled within the charming village location of Hopton-On-Sea, where amenities are easily accessible & close to a local village shop, parks, public houses, Hoptons sandy beach.



Entrance Hall

A spacious and welcoming entrance hall, comprising of uPVC double glazed door to front aspect, radiator, wood laminate flooring, ceiling light, coved ceiling, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Ground Floor Cloakroom

6' 9" x 3' 1" (2.06m x 0.94m)

Double glazed opaque window to side aspect, wash hand basin with mixer taps, low level W/C, radiator, ceiling light, and wood laminate flooring

Lounge

18' 2" x 11' 3" (5.54m x 3.43m)

Double glazed window to front aspect, carpeted flooring, 2 x rose ceiling lights, wall sockets, 2 x radiators, coved ceiling, feature electric inset fireplace with marble mantle and heath and French doors opening into...

Dining Room

11' 3" x 9' 8" (3.43m x 2.95m)

Wood laminate flooring, wall sockets, rose ceiling light, coved ceiling, radiator, door to kitchen and uPVC sliding patio doors with access to..

Conservatory

9' x 8' 7" (2.74m x 2.62m)

uPVC and brick built conservatory, with double glazed wrap around windows and patio doors to side aspect. and wood laminate flooring

Kitchen

11' 4" x 9' 3" (3.45m x 2.82m)

A well-appointed contemporary kitchen, with double glazed window to rear and single uPVC door to side aspect, allowing access to rear garden. A range of wall/ base and corner storage units and complimentary marble effect worksurfaces over, 1.5 bowl composite sink and drainer with mixer taps, space and plumbing for washing machine, space for dishwasher, and undercounter fridge/freezer, space for Range oven with canopied stainless steel extractor fan over, radiator, coved ceiling, built in

storage cupboard, inset ceiling spotlights, power points, tiled flooring, splashback tiling, and wall mounted boiler

First Floor Accommodation Landing

Double glazed window to side aspect, carpeted flooring, ceiling light, loft access, built in storage cupboard, coved ceiling, and doors allowing access to bedrooms 1,2,3, & 4 and family bathroom

Master Bedroom

11' 3" x 12' (3.43m x 3.66m)

Double glazed window to front aspect, carpeted flooring, ceiling light, coved ceiling, space for large wardrobe, radiator, wall sockets and door to en-suite

En-Suite Shower Room

4' 11" x 6' 2" (1.50m x 1.88m)

Double glazed opaque window to side aspect, wash hand basin with mixer taps, low level W/C, built in shower cubicle with thermostatic shower attachment and splashback tiling, hand towel rail, radiator, extractor fan, ceiling light, partially tiled walls and vinyl flooring

Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, radiator and coved ceiling

Bedroom Two

11' 5" x 8' 1" (3.48m x 2.46m)

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator, and coved ceiling

Bedroom Four

8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator and coved ceiling

Family Bathroom

Double glazed opaque window to side aspect, panelled bath with mixer taps and hand shower attachment, W/C, wash hand basin with mixer taps, hand towel rail, fully tiled walls, coved ceiling, vinyl flooring, extractor fan, radiator and ceiling light

Rear Garden

A spacious and fully enclosed rear garden, with a sturdy timber and brick post fence, acting as a boundary. To the rear, is a lawned area perfect for leisure and recreation. Adjacent to the lawn, is a charming feature - a paved circular patio, surrounded by decorative shingle. This space serves an ideal spot for outdoor seating. The garden is adorned with mature trees, vibrant plants and shrubs, adding to the gardens overall charm. Additionally, a small timber shed to the side offers added storage solutions for gardening equipment. A door allows direct access into the garage & gated access to side, to the front of the property allows for easy exit and entry. Outdoor cold water tap and outdoor lighting

Garage

18' 6" x 9' 8" (5.64m x 2.95m)



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welcome to

Watsons Close, Hopton Great Yarmouth

- *GUIDE PRICE* £325000 - £350,000
- Fantastic 4 Bedroom Detached Family Home
- CHAIN FREE
- Double Garage & off Road Parking
- Conservatory & Downstairs Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107890 - 0008

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