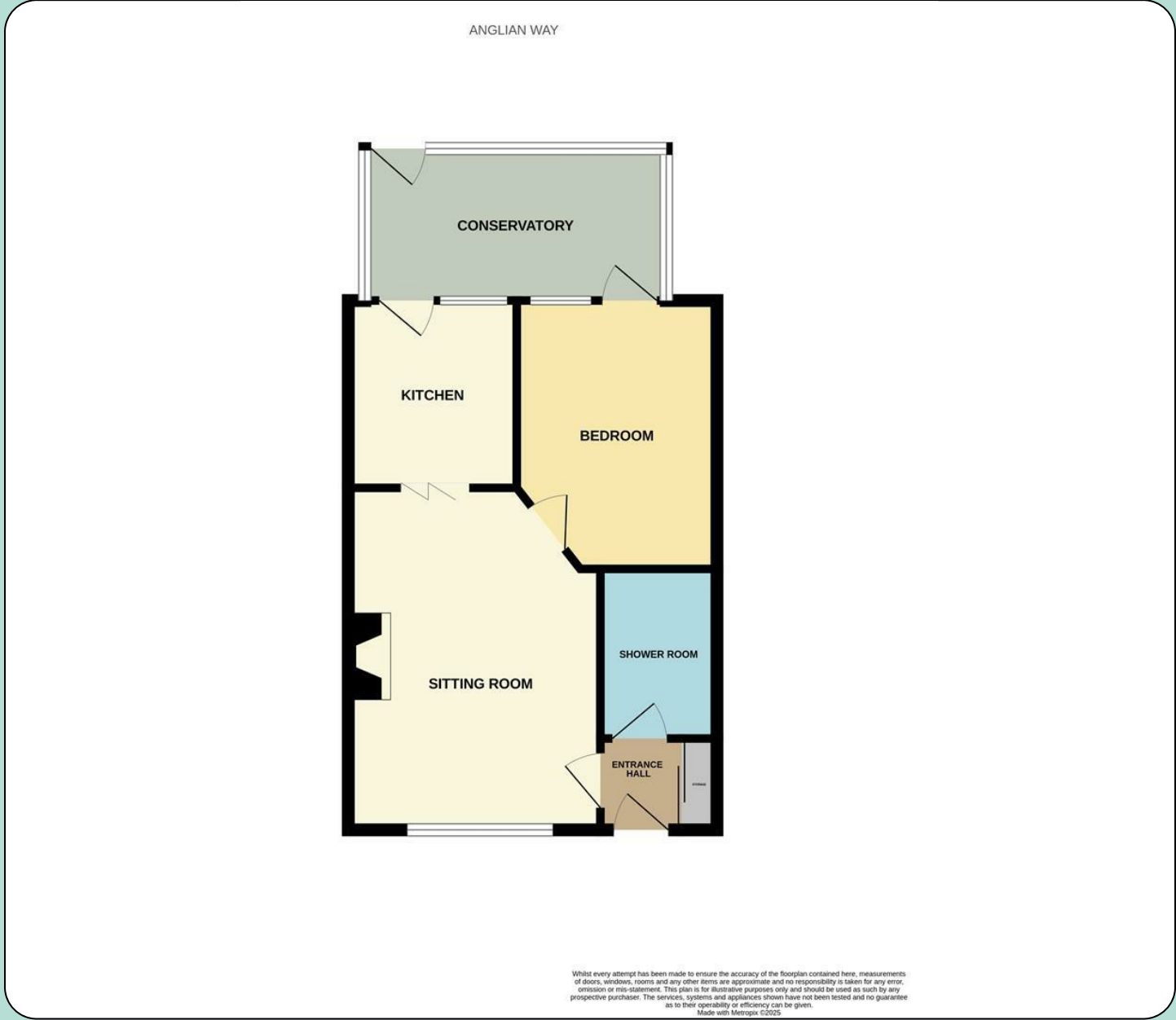


Tenure: Freehold  
Council Tax Band: A  
EPC Rating: TBC  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£170,000  
Asking Price



## Anglian Way Hopton, NR31 9DB

- Ideal bungalow in Hopton-on-sea
- Chain free
- 1 double bedroom
- Spacious sitting room
- Bright & airy conservatory
- Gardens front & rear
- Gas central heating with combi boiler
- UPVC double glazed throughout
- Ready to personalise & make your own
- Close to local amenities & shops

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### Location

This property is nestled in the heart of Hopton, a seaside village situated on the stunning and idyllic east coast of Norfolk, just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. The village amenities include leisure facilities, pubs and restaurants, primary school, James Paget Hospital, Gorleston golf club, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth, Lowestoft and surrounding areas.

### Entrance Hall

UPVC entrance door to the front aspect, laminate flooring, built-in storage cupboard with sliding doors and doors opening to the sitting room & shower room.

### Shower Room

Tiled floor & walls, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

### Sitting Room

Laminate flooring, UPVC double glazed window to the front aspect, radiator, fireplace and doors opening to the kitchen & bedroom.

### Kitchen

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, gas combi boiler, extractor fan, spaces for an oven, fridge-freezer & washing machine and a UPVC door opens into the conservatory.

### Bedroom

Laminate tile flooring, UPVC double glazed window to the rear aspect, ceiling fan with light, loft access, radiator and a UPVC door opening into the conservatory.

### Conservatory

Tile flooring, UPVC double glazed windows, radiator and a UPVC door opens to the rear garden.

### Outside

The front garden is laid to lawn and features a variety of mature plants, shrubs, and a central tree, with a pathway leading to the main entrance door. The rear garden offers a lawned area with a pathway bordered by shrubs and planting, along with a greenhouse, a timber storage shed, and gated access to the rear.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

