

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: Great Yarmouth Borough 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 |                            |           |
|                                             | 71                         | 80        |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

HOPTON GARDENS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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£230,000  
Asking Price



## Hopton Gardens

Hopton, NR31 9DF

- Newly modernised semi detached bungalow
- 2 double bedrooms
- Spacious sitting room
- Brand new kitchen & bathroom
- West facing rear garden
- Chain free
- Off road parking for multiple vehicles
- Renovated to a high standard throughout
- Set in the heart of sought after Hopton-on-sea
- Close to local amenities, shops & schools

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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 side aspect, vinyl flooring, loft access, down lights, consumer unit, radiator and doors opening to bedrooms 1-2, the lounge/diner & the shower room.

### Lounge/ Diner

5.18 max x 3.34 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into the kitchen.

### Kitchen

2.75 x 2.13

A brand new kitchen featuring a UPVC double glazed window to the front aspect, radiator, down lights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, glass splash back and an integrated fridge-freezer & washing machine.

### Bedroom 1

4.33 max x 2.99 max

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

3.74 max x 2.55 max

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Shower Room

2.12 max x 2.00

Vinyl flooring, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, a mains-fed shower with both handheld & rainfall heads set into a large cubicle enclosure, aqua board wall panels and a built-in airing cupboard.

### Outside

A newly laid lawn and a brand-new brickweave driveway provide ample parking for multiple vehicles. An outdoor tap is conveniently located, while the main entrance is positioned to the side of the property. Gated access leads through to the rear garden, with new fencing along one boundary enhancing both privacy and security.

The west-facing rear garden has been newly landscaped, featuring a freshly laid lawn, a patio area ideal for outdoor dining, and decorative shingle borders. A timber storage shed offers practical space, while brand-new fencing ensures the garden is fully enclosed.

### 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.

