

**Aldreds**  
Estate Agents



Hillside Hall Road, Hopton on Sea, NR31 9AX

Offers In The Region Of £480,000



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# Hillside Hall Road

Hopton on Sea, NR31 9AX

- Detached 4 bedroom chalet bungalow
- Large driveway with double garage
- Modern and stylish interior
- Stunning field views to the front
- Private, hidden away location
- Chain free
- Well maintained throughout
- Generous garden space
- Oil fired central heating
- Owners already moved

**\*\*\*CHAIN FREE\*\*\*** Welcome to this beautifully presented detached 4 bedroom chalet bungalow, ideally situated in a private and secluded location, offering peace, privacy, and countryside charm. This ready to go property boasts a large driveway with a double garage, providing ample parking and storage. Inside, the home is well maintained throughout with a modern and stylish interior that's ready to move into.

Enjoy the luxury of generous garden space, perfect for families, entertaining, or simply relaxing outdoors. To the front, take in the stunning field views, offering a picturesque and tranquil outlook. The home benefits from oil fired central heating, ensuring comfort all year round. With the owners already moved, a smooth and speedy transition to your new home is possible.



### Entrance/Utility 6'10" x 9'10" (2.1m x 3.0m)

Vinyl floor, access to kitchen, boiler cupboard with Worcester oil fired boiler, double glazed doors to front and rear, double glazed window to side aspect. Laminate countertop with integrated drawers and cupboards.

### Kitchen 18'8" x 12'1" (max) (5.7m x 3.7m (max))

Vinyl floor, radiator, double glazed windows to rear aspect, laminate counter tops with wall mounted and under counter cupboards, partially tiled walls. Integrated appliances such as; fridge freezer, oven and grill, induction Hob with extractor fan above, sink with draining board. Access to integral larder/storage cupboard. Access to central hallway and lounge.

### Lounge 13'9" x 23'3" (4.2m x 7.1m)

Carpet floor, double glazed windows to front and side aspect, large double doors leading to dining room, access through to central hallway. Solid stone fire place with log burner, two radiators.





### Dining room 13'9" x 11'1" (4.2m x 3.4m)

Laminate floor, radiator, double glazed window to rear aspect and double glazed sliding door to side aspect leading to rear garden.

### Central hallway

Carpet floor, two radiators, slim double glazed window to front aspect, access to lounge, sun room, kitchen, downstairs shower room and stairs to first floor.

### Sun room 12'5" x 4'11" (3.8m x 1.5m)

Carpet floor, double glazed floor to ceiling windows to front and side aspect, with a sliding door to front.

### Shower room

Vinyl floor, heated towel rail, double glazed window to side aspect, built in WC and basin with storage cupboards and drawers, shower cubicle with wall mounted shower.

### Landing

Carpet floor, radiator, access to four bedrooms, bathroom, airing cupboard and eaves storage. Double glazed window to rear aspect, loft access via hatch.



### Bedroom 1 13'9" x 14'9" (4.2m x 4.5m)

Carpet floor, radiator, double glazed window to front aspect with field view.

### Bedroom 2 12'5" x 14'9" (3.8m x 4.5m)

Carpet floor, radiator, double glazed window to front aspect with field view.

### Bedroom 3 13'9" x 11'1" (4.2m x 3.4m)

Carpet floor, radiator, double glazed window to rear aspect.

### Bedroom 4 13'9" x 8'2" (max) (4.2m x 2.5m (max))

Carpet floor, radiator, double glazed window to side aspect. Built in wardrobe, drawers and shelving.

### Bathroom

Laminate floor, double glazed window to side aspect, heated towel rail, built in WC and basin with storage cupboards and drawers, bath tub and shower cubicle with wall mounted electric shower.

### Double garage

Concrete floor, double glazed windows to rear and side aspect, electric roller door, separate area partitioned by a brick wall for extra workshop/storage space. Some wall mounted cupboards, workbench and additional worktop space.

### Outside front

Large brick weave driveway space also leading to front doors from Hall Road, decorative shingle area to decided the space. Partial short brick wall boundaries with other timber fence and shrubbery boundaries. Access to double garage via electric roller door, carport joining house with garage with gate access to rear garden. Continuation of brickweave towards front door with a small patch of artificial grass by front door.

### Outside rear

Garden area in multiple sections with glass dividers, a mixture for grass, artificial grass and shingle. Mixture of brick wall and timber fence boundaries with a shingle trim with decorative shrubs surround the garden. Raised portion of the garden with continuation of shingle, with young trees and a vegetable patch. Access around the side to double garage and storage sheds. Owned solar panels mounted on roof, no battery storage.

### Location

Part of the beautiful south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

### Directions

Leave Gorleston on the A47 past the James Paget Hospital, take right at the roundabout and then left past Toby Carvery onto Sidegate Road. Follow all the way down to Hall road and just past Hopton Timber Estate where you will find the property on your right.

### Tenure

Freehold

### Council Tax

Great Yarmouth Borough Council - Band E

### Services

Mains water, electric, oil fired central heating, septic tank drainage.

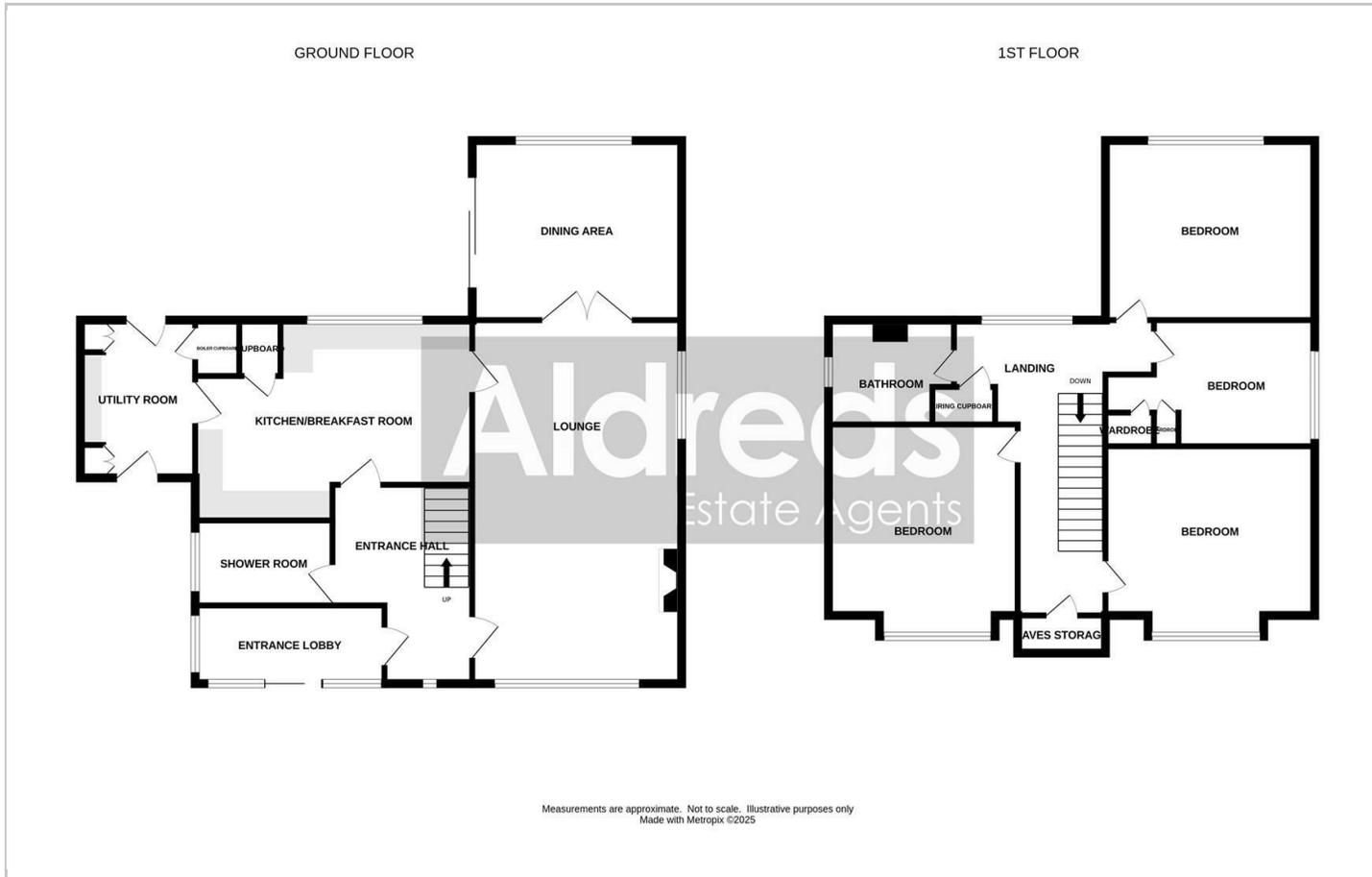
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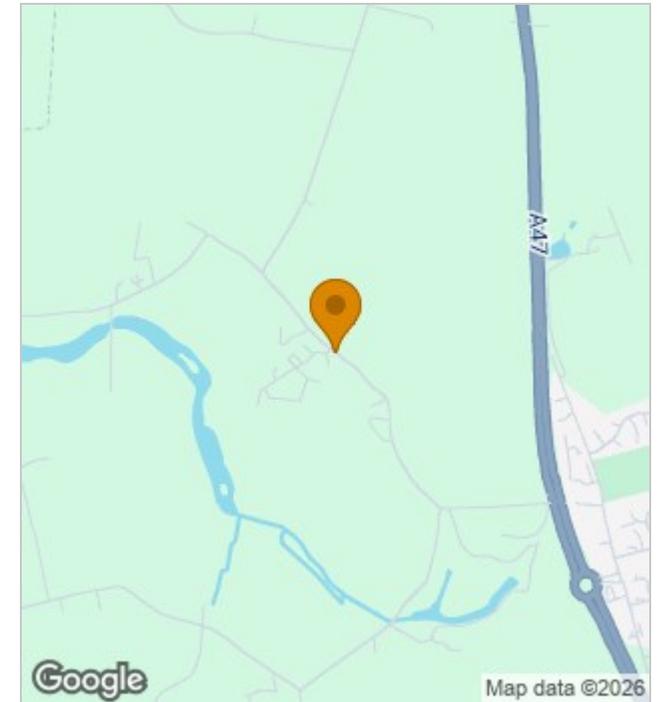
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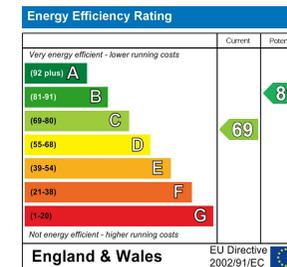
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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