



## HOLME CLOSE, HOPTON, IP22 2QL

£229,995  
FREEHOLD

Situated in a quiet cul-de-sac within the popular village of Hopton. A superbly presented semi-detached bungalow offers modern comfort thoughtfully improved with a practical layout that balances style and convenience. The property comprises a welcoming entrance hall leading to a bright sitting room and a stylish kitchen with a separate utility room. Two comfortable bedrooms and a modern family bathroom complete the living space. Additionally, the property boasts well-maintained front and rear gardens, with the private back garden featuring a lovely decking area for outdoor entertaining. Within a well-served village close to local amenities this home is move-in-ready and must be seen to be fully appreciated.

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# HOLME CLOSE

- Well Presented Semi Detached Bungalow
- Offered With No On Ward Chain
- Quiet Cul-De-Sac Location
- Oil Fired Central Heating
- Well Appointed Kitchen & Utility Room
- Two Good Sized Bedrooms
- Spacious Sitting Room
- Popular Village Location
- Front & Rear Gardens
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with storage cupboard. Loft access and wall mounted radiator.

## Sitting Room

Well-proportioned room with window to front enjoying plenty of natural light. Radiator.

## Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven with hob and extractor hood over. Window to rear and wall mounted radiator.

## Inner Hall

Door to the rear garden and electric radiator.

## Utility Room

Wall cupboards and worktops, space for appliance. Window to rear and radiator.

## Bedroom 1

Double room with built in wardrobes. Window to rear and radiator.

## Bedroom 2

Built in wardrobes. Window to front and radiator.

## Bathroom

Contemporary suite, fully tiled. WC and inset wash basin vanity unit. Bath with rainfall shower head over, handheld shower head and screen. Window to rear and heated towel rail.

## Outside

### Front Garden

The front garden is laid mainly to lawn with a

pathway to the front and side pathway leading to the gated enclosed rear garden.

### Rear Garden

Fully enclosed rear garden laid mainly to lawn with decking a seating area. With an established hedge and trees offering privacy.

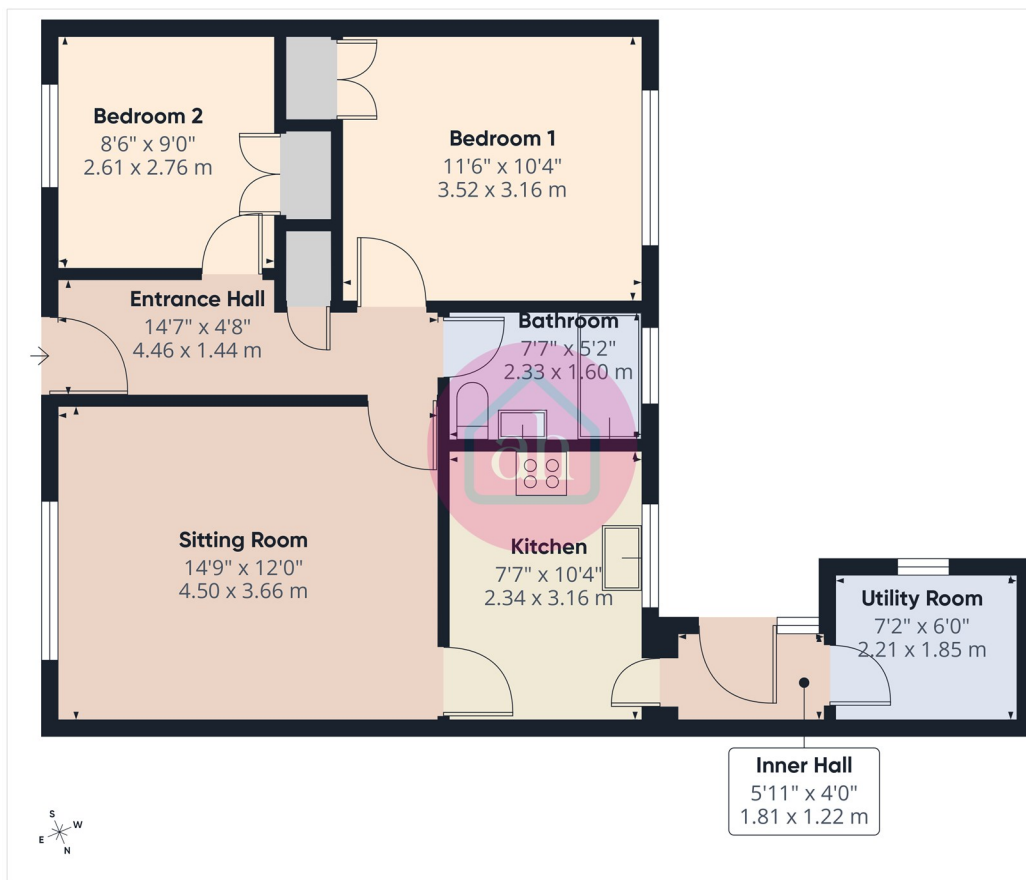
### Disclaimer

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# HOLME CLOSE





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Approximate total area<sup>m</sup>  
648 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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