

**Aldreds**  
Estate Agents



40 Sea View Rise, Hopton, Great Yarmouth, NR31 9SE

£395,000



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£395,000

# 40 Sea View Rise

Hopton, Great Yarmouth, NR31 9SE

- Detached Bungalow
- En-suite Shower Room & Family Bathroom
- Kitchen
- Detached Double Garage
- Easy Access to Beach
- 3 Double Bedrooms
- Lounge & Dining Area
- Gas Central Heating & Double Glazed Windows
- Secluded South Facing Rear Garden
- No Onward Chain

This spacious 3 double bedroom detached bungalow is tucked away at the end of a cul-de-sac with a detached double garage, secluded south facing rear garden and a gate to the rear boundary directly to Beach Road leading to the beach. The property is offered for sale with no onward chain.



## Entrance Hall

UPVC entrance door and UPVC double glazed side window. Radiator. Dado rail. Thermostat control for heating. Large built-in airing cupboard with slatted shelf and hot water cylinder with immersion heater. Decorative cornicing. Loft access hatch.

## Lounge 16'8" x 12'5" (5.08m x 3.78m)

Two radiators. Open fireplace with brick surround and a raised quarry tile hearth. Television point. Decorative cornicing. Coved and textured ceiling. UPVC double glazed windows to front, side and rear aspects.

## Dining Area 12'3" x 9'10" (3.73m x 3.00m)

Coved and textured ceiling. UPVC double glazed doors to the paved patio and rear garden.







**Kitchen 11'0" x 12'8" max, 10'4" min (3.35m x 3.86m max, 3.15m min)**

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with concealed lighting below and tall storage cupboards, one with a wall mounted gas fired boiler. Built-in gas oven. Four burner gas hob with a stainless steel extractor above. Integrated slimline dishwasher (not working). Integrated fridge and freezer. Built-in wine rack. Utility space below worktop with plumbing for washing machine. Tiled floor. Coving. Smooth plaster ceiling. Spotlights. UPVC double glazed window and door to a paved patio and the rear garden.

**Bedroom 1 17'10" x 10'4" (5.44m x 3.15m)**

Radiator. Dado rail. Television point. Fitted wardrobes and drawers. Matching overhead cupboards and bedside units. Coved and textured ceiling. UPVC double glazed windows to front and side aspects.

## Directions

Head south from Gorleston on the A47 dual carriageway towards Lowestoft. Upon reaching Hopton, take the first exit off the roundabout and at the 'T' junction turn left onto Lowestoft Road and then immediately right onto Station Road. At the end of Station Road, follow the road round to the right onto Coast Road. Take the third turning on the right onto Sea View Rise. Follow the road almost to the end and the access to the bungalow will be found on the right hand side between houses number 38 and 42.



### Bedroom 2 12'5" x 10'5" plus recess (3.78m x 3.18m plus recess)

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

### En-suite Shower Room 6'5" x 4'11" (1.96m x 1.50m)

Tiled corner shower cubicle with a mixer shower. Matching WC and pedestal wash basin. Part tiled walls. Radiator. Shaver point. Fitted mirror. Coved and ceiling. UPVC double glazed window to side.

### Bedroom 3 11'8" x 9'9" (3.56m x 2.97m)

Radiator. Fitted book/display shelves. Coved and textured ceiling. UPVC double glazed window to rear aspect.

### Bathroom 6'5" x 6'3" (1.96m x 1.91m)

Fully tiled walls and a matching coloured suite comprising panelled bath, pedestal wash basin and WC. Radiator. Two fitted mirrors. Shaver point. Coved and textured ceiling. UPVC double glazed window to side.

### Outside

A short section of shared driveway leads to a large private driveway with parking and turning space in front of a detached double garage measuring 5.33m wide x 5.28m deep (17'6" wide x 17'4" deep) with a remote controlled electric roller shutter door, light and power, overhead storage space, UPVC door with double glazed panel to side. A gate from the driveway leads to an enclosed front garden which is lawned with paved pathways and shrub beds. A pathway leads through a gate to the side of the property to the rear garden which is south facing and laid partly to lawn with paved patio areas and shrub beds and borders. Cold water tap to the rear of the property. There is a gate to the rear boundary leading out to Beach Road with direct access to the beach.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band E

### Location

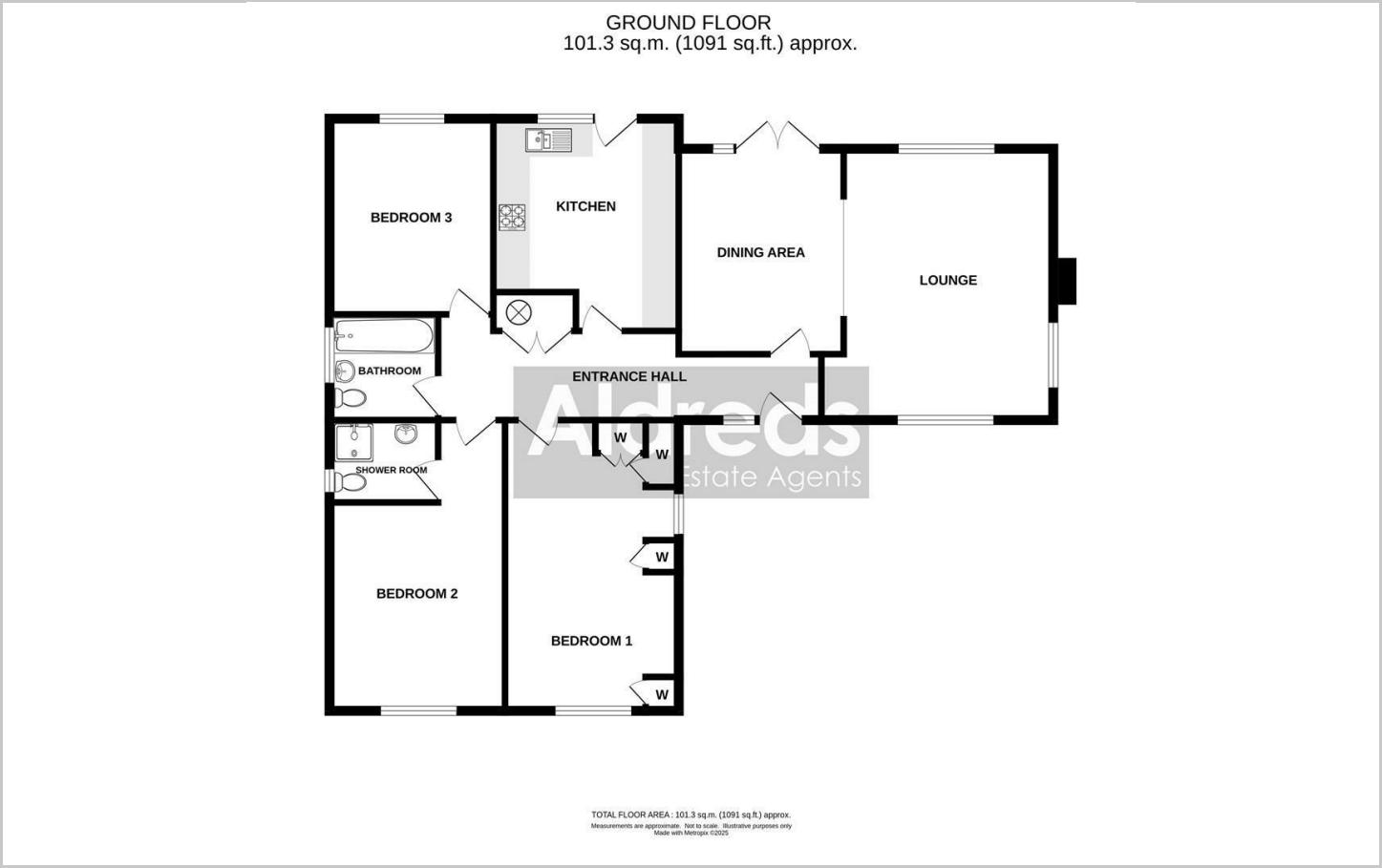
Part of the beautiful south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering 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.

### what3words

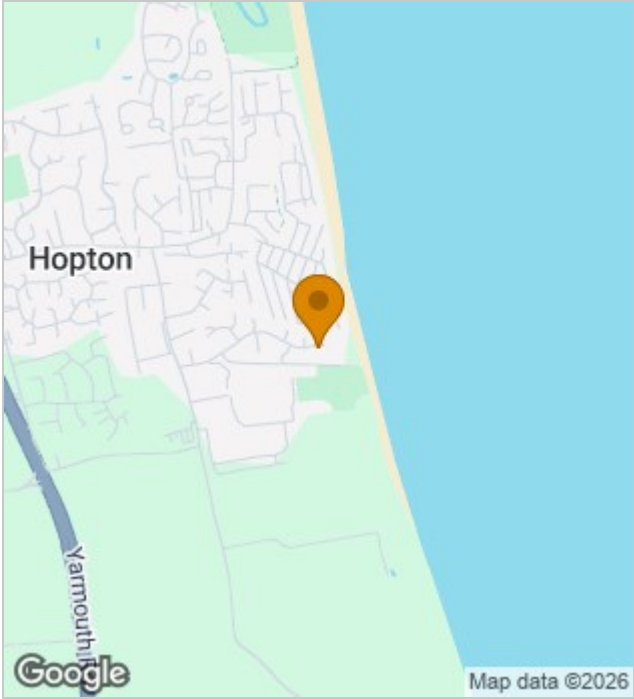
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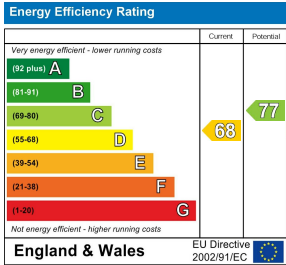
Floor Plans



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.

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