



Aldreds
Estate Agents

30 Lowestoft Road

Hopton, Great Yarmouth, NR31 9WL

Guide Price £425,000 - £450,000



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**** GUIDE PRICE £425,000 - £450,000**** Sitting on a very large plot with a generous driveway, Aldreds are delighted to offer this spacious 2022 built, extended executive detached bungalow. The property sits on the St Michaels Gate development. It offers an fabulous vaulted ceiling sitting room, front lounge/potential fourth bedroom, spacious kitchen/dining room, utility room, master bedroom with ensuite, two further bedrooms and a bathroom. Gas central heating and sealed unit double glazing. The driveway extends around the front of the bungalow and down the side to the garage. To the rear there is a generous approx. south facing low maintenance garden.

Entrance Hall

Door to front, loft access, built in wardrobe, radiator

Lounge/Bedroom 4

14'8" x 10'11" (4.48 x 3.34)

Double glazed window to front aspect, radiator

Kitchen/Diner

17'10" x 11'3" (5.44 x 3.44)

Base & wall units with worktops, electric hob, electric oven, two double glazed windows to side aspect, integrated dishwasher, integrated fridge/freezer, sink with drainer, inset ceiling lights, through to utility room, through to

Sitting Room

21'5" x 11'3" (6.55 x 3.44)

Vaulted ceiling, Velux windows, radiator, bi folding doors to garden

Utility Room

8'3" x 4'11" (2.54 x 1.5)

Wall mounted gas boiler, sink with drainer, integrated washing machine, double glazed window to side aspect, inset ceiling lights

Master Bedroom

9'10" plus recess x 9'10" (3 plus recess x 3)

Built in wardrobe, double glazed window to front aspect, radiator

Ensuite

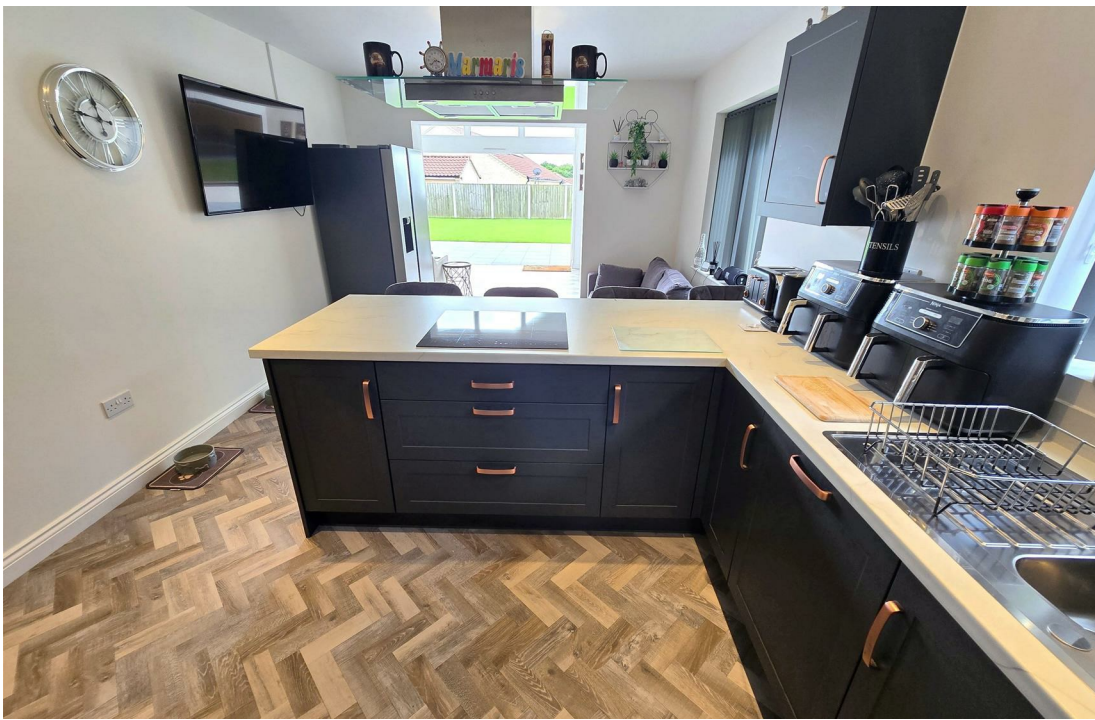
Shower in cubicle, hand basin, low level WC, opaque double glazed window to front aspect, radiator

Bedroom 2

10'3" x 9'10" (3.13 x 3)

Built in wardrobe, double glazed window to side aspect, radiator





Bedroom 3

10'7" x 9'4" (3.25 x 2.85)

Double glazed window to side aspect, radiator

Bathroom

6'6" x 6'6" (2 x 2)

Part tiled walls, panel bath, hand basin, low level WC, radiator

Outside

Large driveway to front, driveway to side leading to garage, the garage has a roller door and benefits from power & light, personal garage door to garden. Electric car charging point. To the rear there is a large approx. south facing garden which is paved and astro turfed. Outside socket. Pergola with seating area

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band D

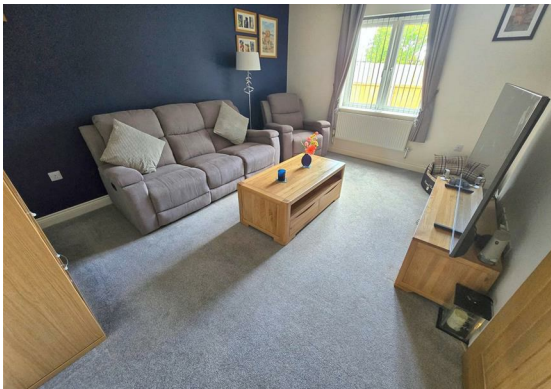
Location

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.

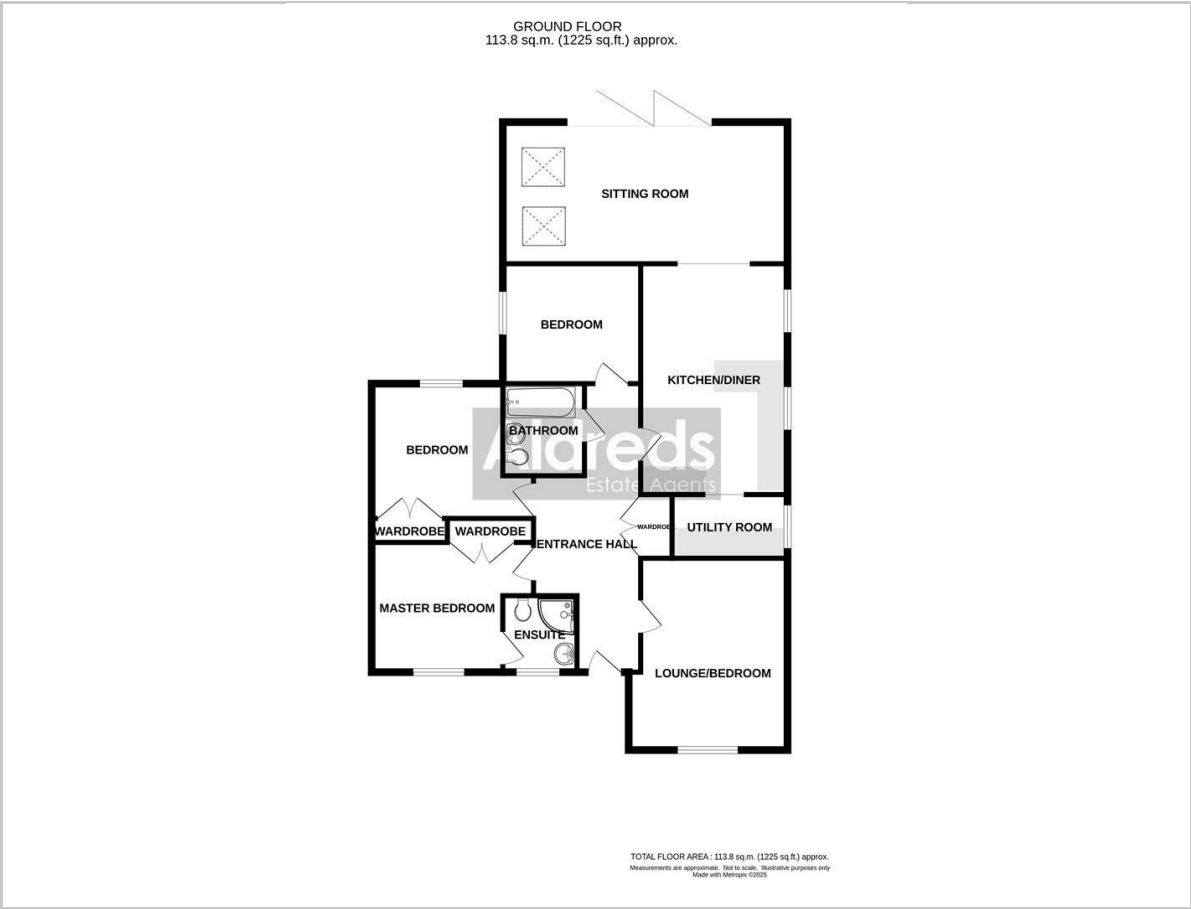
Directions

Leave Gorleston heading South on the A47, at the Hopton roundabout turn left, turn immediately left into Lowestoft Road, continue past the playing field and up the hill where the bungalow can be found down a private drive on the left

Ref G18329/06/25



Floor Plan

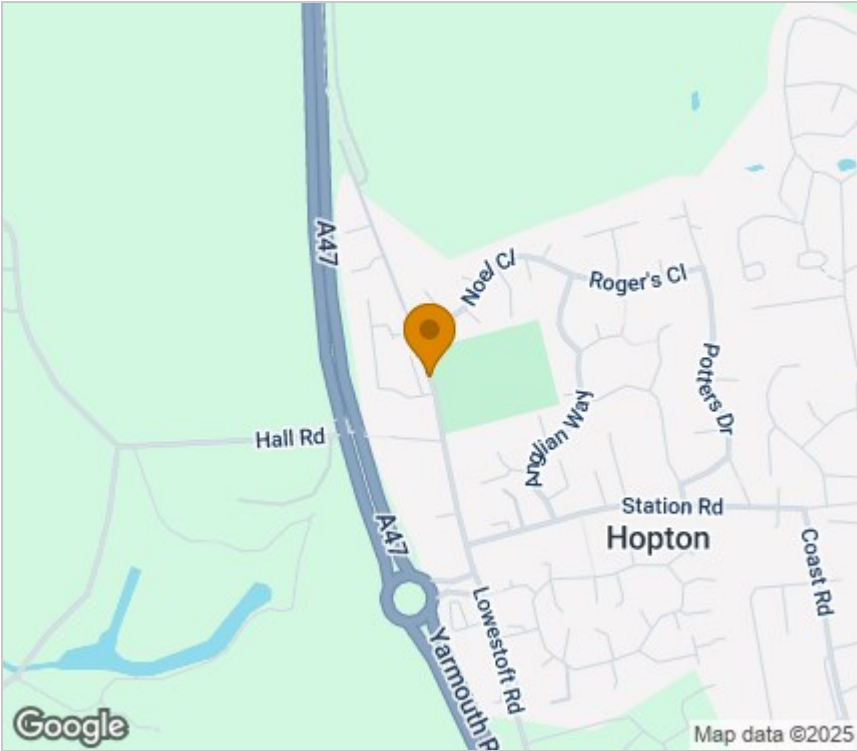


Viewing

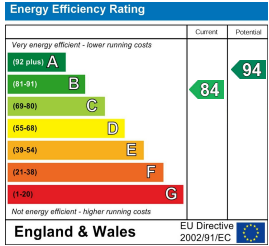
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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