



Aldreds
Estate Agents

61 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

Guide Price £245,000



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A very well presented 3 bedroom link-detached family home with a UPVC double glazed conservatory.

Entrance Hall

UPVC double glazed entrance door and UPVC double glazed side panel. Radiator. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. Stairs to first floor landing. Coving.

Lounge/Diner

12'2" x 11'6" and 9'9" x 8'8" (3.71m x 3.51m and 2.97m x 2.64m)

Two radiators. Feature fireplace with an electric fire. Coving. Double glazed sliding patio door to conservatory.

Conservatory

10'7" x 8'9" (3.23m x 2.67m)

Double power points. Low brick construction with a pitched polycarbonate roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a paved patio and rear garden.

Kitchen

9'4" x 9'0" (2.84m x 2.74m)

Wood effect worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards. Built-in fan assisted double oven and grill. Four ring electric hob. Integrated fridge and freezer. Cupboards with plumbing for washing machine and vent for tumble dryer. Wall cupboard with shelves and a gas fired boiler. Breakfast bar with cupboard below. Laminate flooring. Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect. UPVC door with double glazed panel to side.

First Floor

Landing

Radiator. Built-in airing cupboard with slatted shelf and hot water cylinder with immersion heater. Loft access hatch. UPVC double glazed window to side aspect.

Bedroom 1

12'2" x 8'9" (3.71m x 2.67m)

Radiator. UPVC double glazed window to front aspect.

Bedroom 2

9'5" x 8'9" (2.87m x 2.67m)

Radiator. UPVC double glazed window to rear aspect.





Bedroom 3

9'3" x 8'8" max (2.82m x 2.64m max)

Radiator. Built-in wardrobe. UPVC double glazed window to front aspect.

Bathroom

9'1" x 5'6" (2.77m x 1.68m)

Panelled shower bath with tiled surround and an electric shower unit above. Curved shower screen. White WC and pedestal wash basin. Half tiled walls. Radiator. UPVC double glazed window to rear.

Outside

A driveway with parking for two cars leads to an adjoining garage 5.26m x 2.36m (17'3" x 7'9") with up-and-over door, door to rear. A gate and a pathway to the side of the property leads to the rear garden which is fully enclosed by fencing and laid to lawn with shrub borders. Small covered garden pond. Paved patio to the immediate rear of the property. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax

Great Yarmouth Borough Council - Band C

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.

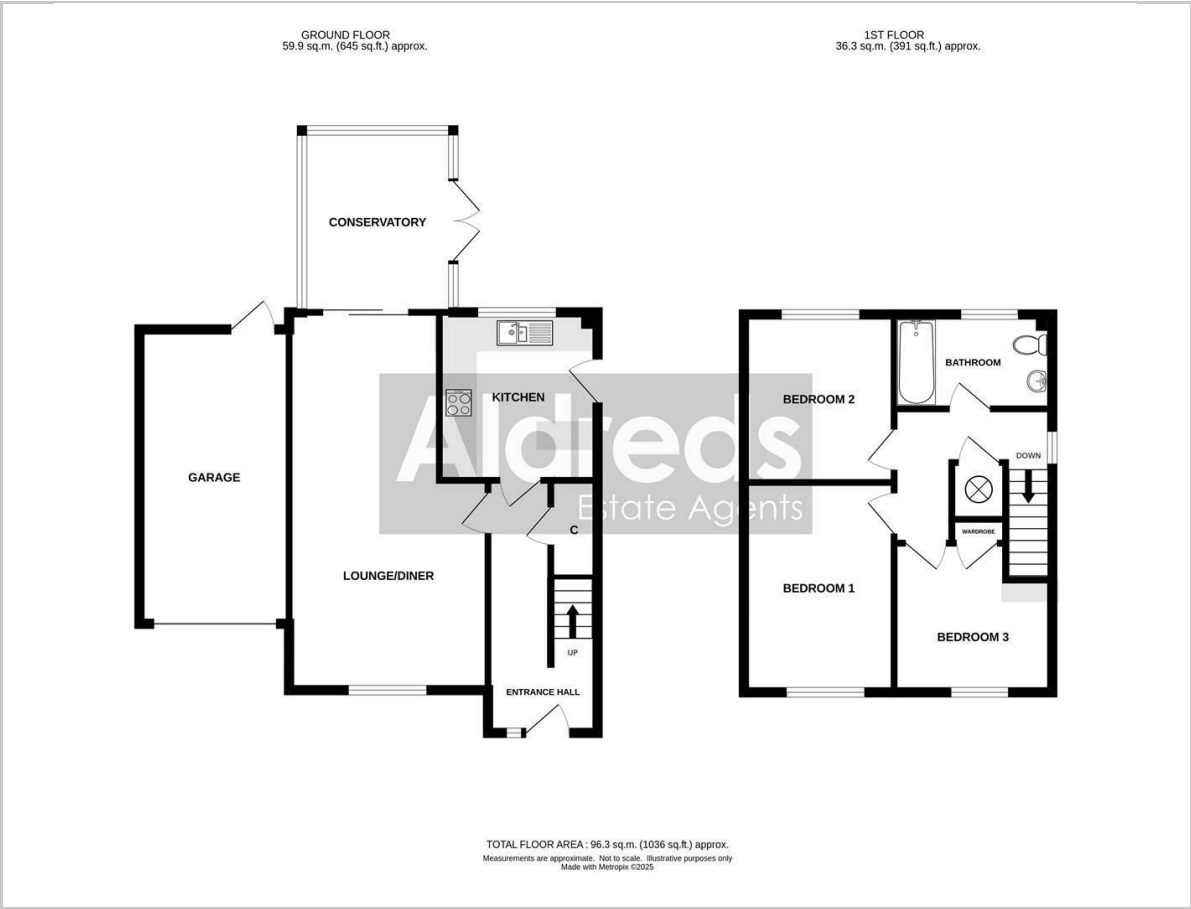
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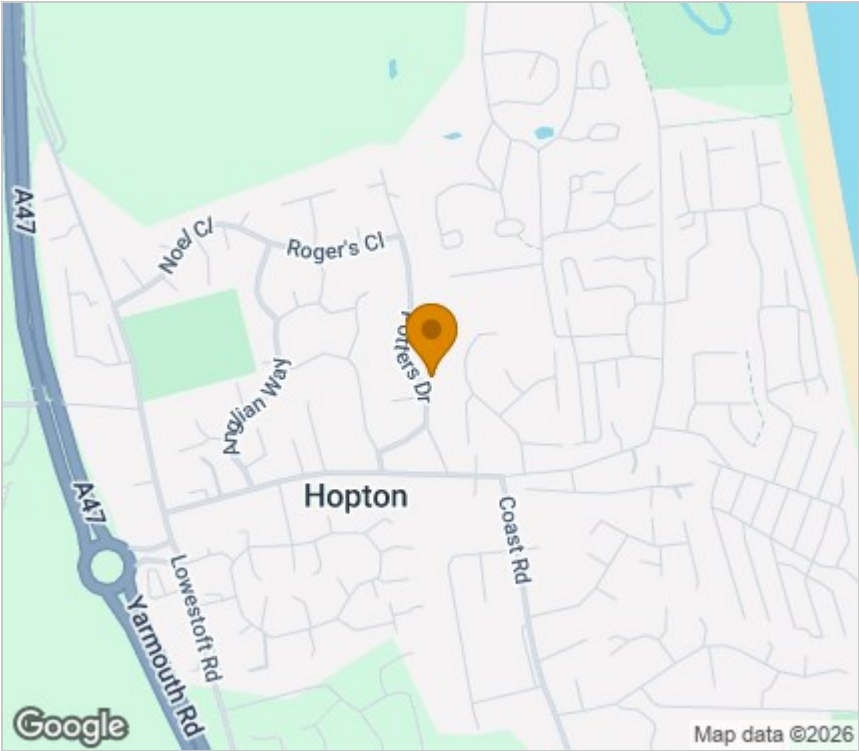
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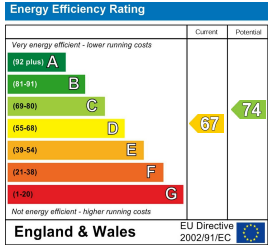
Floor Plan



Area Map



Energy Efficiency 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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