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28 Groomes Close
Hopton, Great Yarmouth, NR31 9DG

£240,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to offer this extended, very well presented **CHAIN FREE** two bedroom semi detached bungalow situated in this quiet cul de sac position in the popular village of Hopton. The accommodation comprises L-shaped entrance hall, kitchen, lounge/diner, two double bedrooms, shower room, brick weaved front and side driveway, enclosed rear garden, garage, summer house, gas central heating and double glazed windows.

ENTRANCE HALL

upvc side door; access to roof space; radiator.

KITCHEN

15' 11" x 7' 0" (4.85m x 2.13m) large u-shaped solid wood worktop with a good range of base cupboards and drawers under; including Eco free standing oven and four ring gas hob; ceramic butler sink with mixer tap; space and plumbing for washing machine and tumble dryer; space for upright fridge freezer; light and extractor; windows to front and side aspect; shelved pantry cupboard; further cupboard housing the recently installed (2025) Ideal gas boiler; down lights.

DINING ROOM

7' 6" x 6' 9" (2.29m x 2.06m) modern upright radiator; large opening through to:

LOUNGE

17' 8" x 11' 10" (5.38m x 3.61m) French doors and window to rear aspect; radiator.

BEDROOM 1

15' 10" x 10' 10" (4.83m x 3.3m) window to front aspect; radiator; wall lights.

BEDROOM 2

12' 3" x 8' 1" (3.73m x 2.46m) side window; radiator.

SHOWER ROOM

walk in shower with mains fittings and two shower heads; pedestal wash hand basin with mixer tap; wc with push button cistern; chrome heated towel rail; down lights; extractor fan.

OUTSIDE

To the front and side of the property is a good sized brick weaved driveway, space for several cars standing. To the rear there is an enclosed good sized rear garden, large paved patio, low brick walling, lawn, raised decked patio with hot tub, steel storage shed, outside lighting and canopy area.

SINGLE DETACHED GARAGE

19' 1" x 7' 11" (5.82m x 2.41m) roller door; side personal door; light and power; window looking into summer house.

SUMMER HOUSE

10' 3" x 7' 4" (3.12m x 2.24m) stable door; access from the garden; windows overlooking the garden.

COUNCIL TAX

This property is currently listed as Band B.

VIEWINGS

Strictly by appointment with the selling agents **BYCROFT ESTATE AGENTS**. Tel. 01 493 664000.

