

Aldreds
Estate Agents

61 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

Guide Price £245,000

3 | 1 | 1 | D

61 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

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

21'11" x 11'6" max, 8'8" min (6.68m x 3.51m max, 2.64m min)

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.

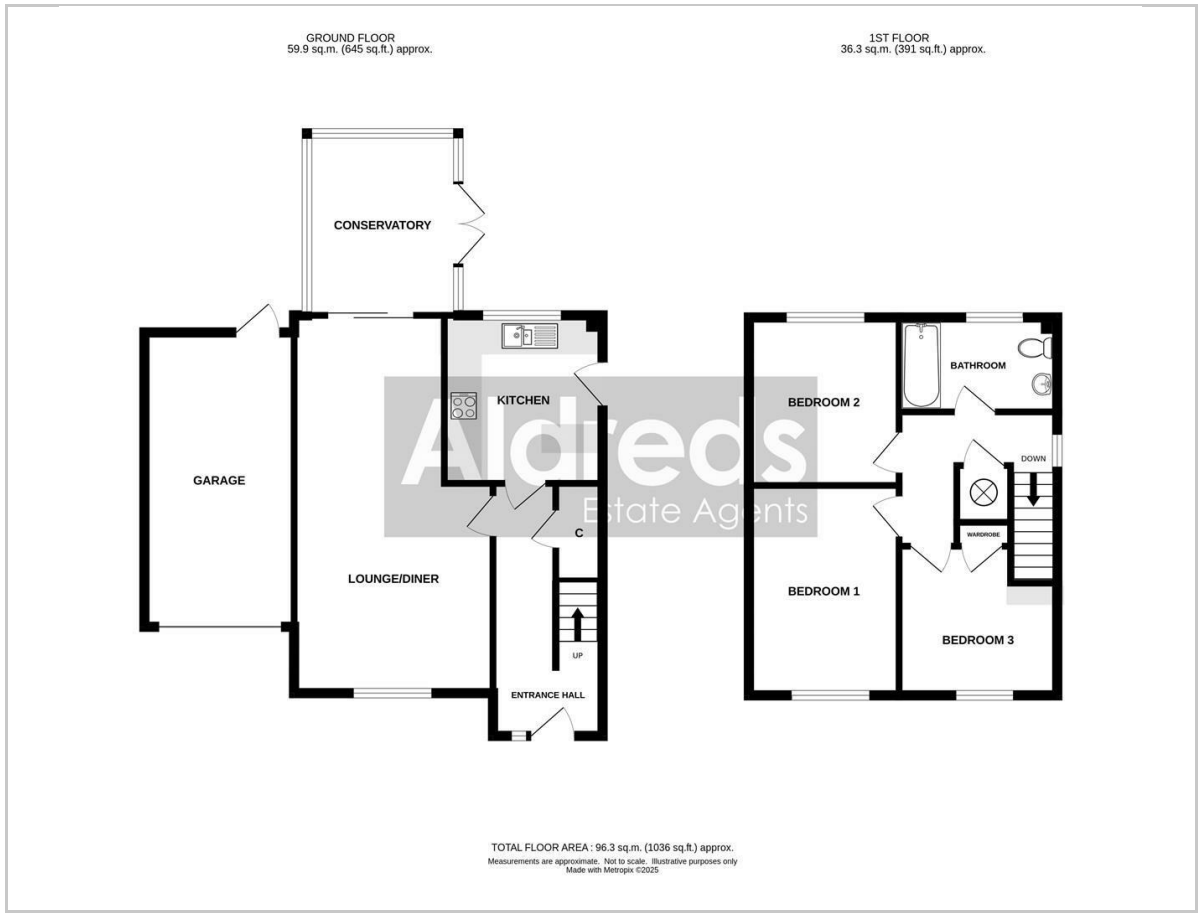
Council Tax
Great Yarmouth Borough Council - Band C

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.

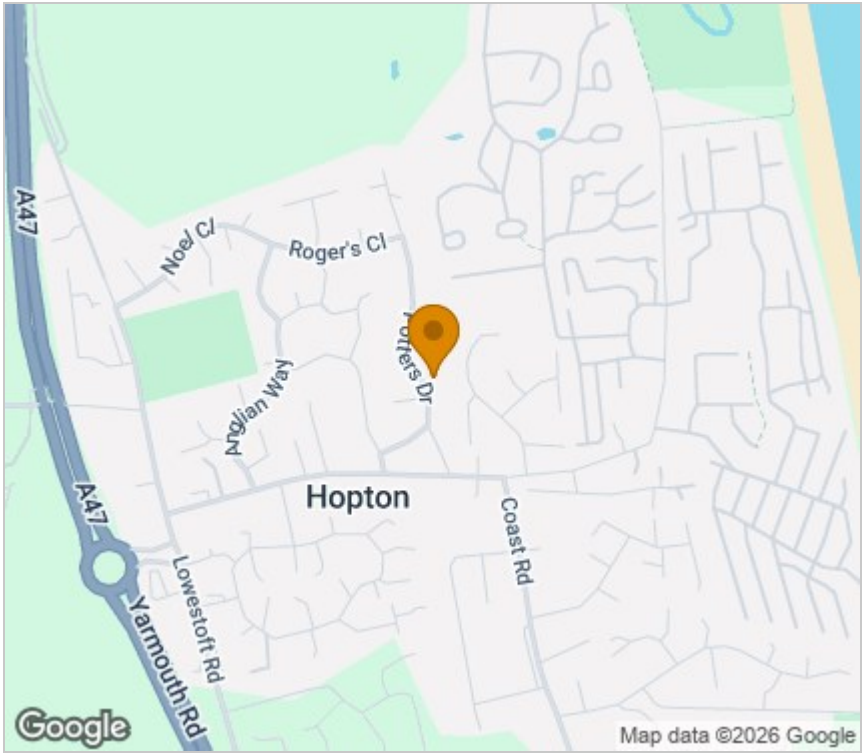
what3words
///eagles.blame.thickens

Ref: G18419/12/25

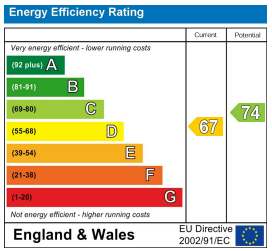
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA