

Aldreds
Estate Agents

19 Old Church Road, Hopton NR31 9BZ

£220,000

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19 Old Church Road

Hopton NR31 9BZ

- Semi-Detached Bungalow
- 2 Double Bedrooms
- Kitchen & Conservatory/Utility
- Gas Central Heating & UPVC Double Glazing
- Close to Beach
- Large Enclosed Rear Garden
- Lounge/Diner
- Bathroom
- Front Driveway & Rear Access to Garage
- Sought After Location



This 2-bedroom semi-detached bungalow is perfectly situated for access to the beach, shops and bus services. The property has a long enclosed rear garden and a garage with rear access as well as a front driveway. Benefitting from gas central heating, UPVC double glazing and potential to extend (subject to planning), this bungalow is one to be seen.





Entrance Porch

Composite entrance door with two double glazed panels. Laminate floor. UPVC double glazed window to side.

Entrance Hall

Entrance door with glazed panels. Radiator. Built-in storage cupboard. Loft access hatch.

Lounge/Diner 13'11" x 10'5" (4.24m x 3.18m)

Radiator. Telephone point. Feature decorative fireplace with tiled hearth. UPVC double glazed window to rear aspect.

Kitchen 10'5" x 9'9" (3.18m x 2.97m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tile splashbacks. Matching wall cupboards. Built-in fan assisted oven and grill. Four burner gas hob with an extractor above. Utility space below worktop with plumbing for dishwasher. Space for fridge freezer. Cupboard concealing a wall mounted gas fired combination boiler. Radiator. Laminate floor. UPVC double glazed window to side aspect.



Conservatory
Laminate floor. Plumbing for washing machine. Low brick construction with a polycarbonate roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed door to the rear garden.

Bedroom 1 11'4" x 10'5" (3.45m x 3.18m)
Radiator. UPVC double glazed window to front aspect.

Bedroom 2 10'1" x 9'7" (3.07m x 2.92m)
Radiator. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Bathroom
White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Radiator. Extractor. UPVC double glazed window to side.





Outside
The front garden is laid to lawn and a driveway provides off-road parking. A wide pathway to the side of the property leads to a gate to the rear garden which is fully enclosed by fencing and laid to lawn with established trees and shrubs. Outside cold water tap to the side of the property. There is rear access to a detached sectional concrete garage with a door to the rear garden.

Tenure
Freehold.

Services
Mains water, gas, electricity and drainage.

Council Tax
Great Yarmouth Borough Council - Band B

Location
Hopton is a coastal village situated 2½ miles to the South of Gorleston and 5 miles North of Lowestoft * There are local shops * A Primary School for the 5 – 11 year old * Leisure facilities * Beach and bus services to the main towns.

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 first turning on the right into Old Church Road. Follow the road round to the left and the property will be found on the left hand side.

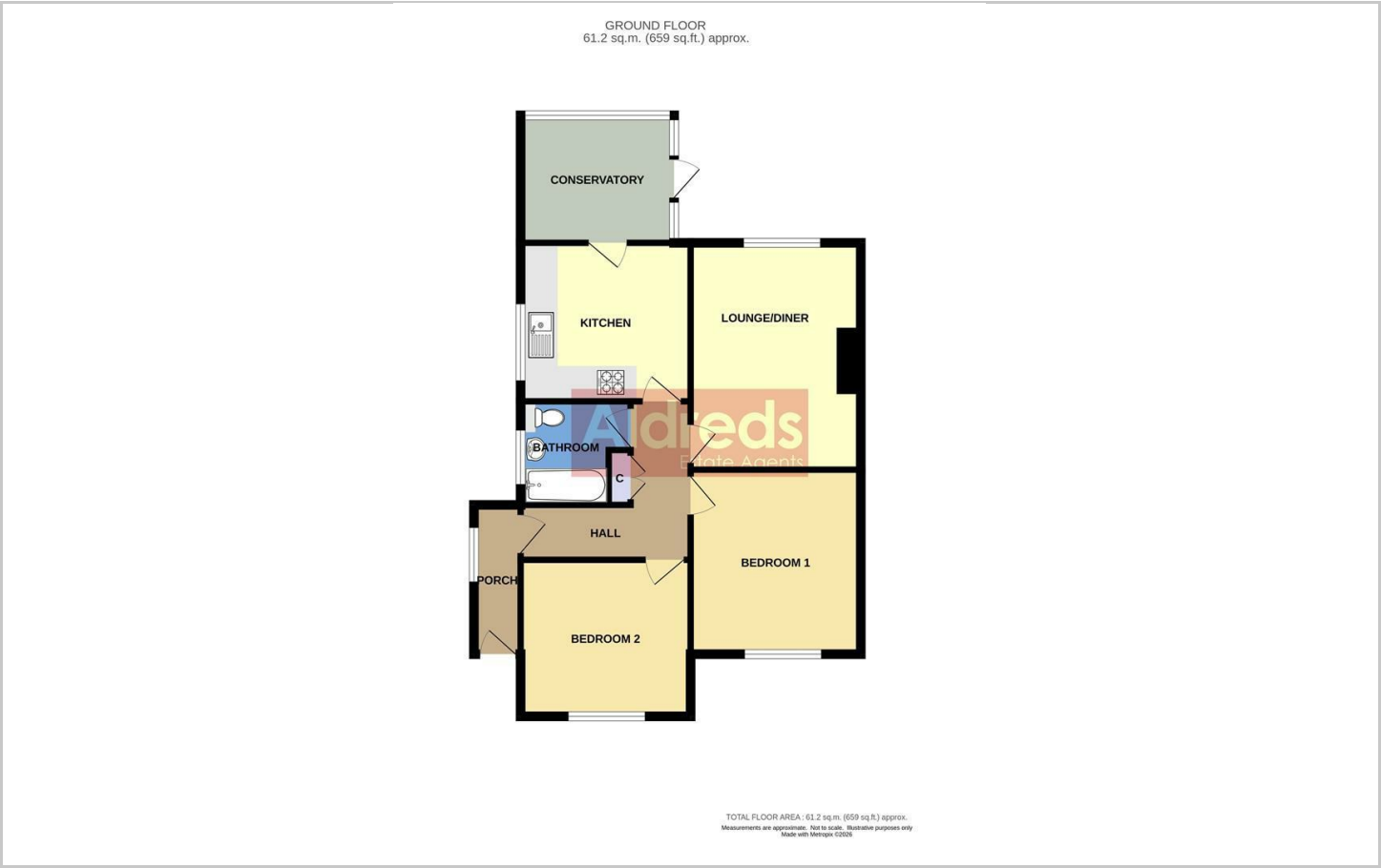
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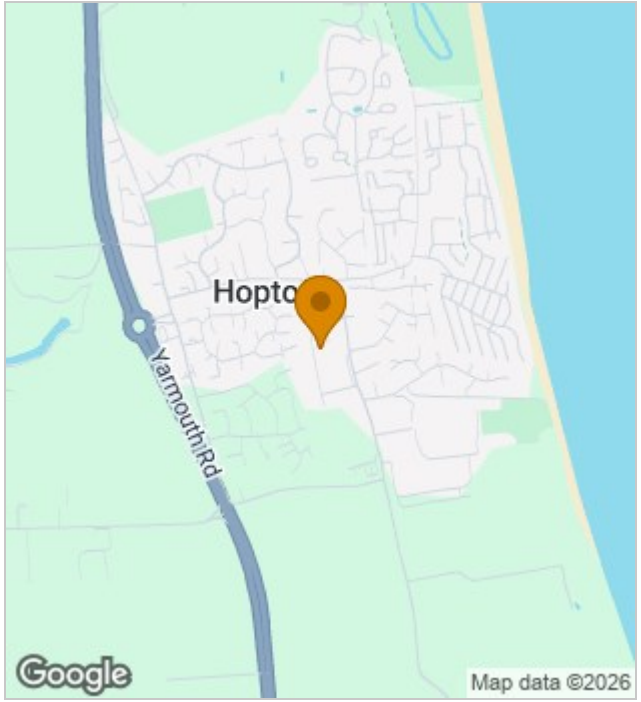




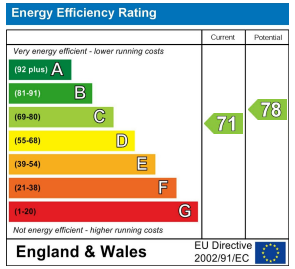
Floor Plans



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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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