

Aldreds
Estate Agents



7 Rogers Close

Hopton, Great Yarmouth, NR31 9RS

£249,000



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This well presented semi-detached house stands on a wider corner plot with a westerly facing rear garden, driveway and garage. The accommodation includes entrance porch, hall, well proportioned lounge, kitchen, 3 bedrooms and bathroom with a shower above the bath. In addition, the property has the benefit of gas central heating and UPVC double glazed windows.

### Entrance Porch

UPVC entrance door with double glazed panel. Inset ceiling spotlight. UPVC double glazed windows to front and side aspects.

### Entrance Hall

UPVC door with double glazed panel and UPVC double glazed side panel. Laminate floor. Radiator. Dado rail. Low door to a built-in under stairs storage cupboard. Stairs to first floor landing.

### Lounge

15'7" x 12'7" (4.75m x 3.84m)

Laminate floor. Radiator. Dado rail. Telephone point. Decorative stone fireplace. UPVC double glazed windows either side of UPVC double glazed doors to the rear garden.

### Kitchen

11'8" x 9'3" (3.56m x 2.82m)

Worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Space for an electric cooker with a stainless steel extractor above. Utility spaces below worktops with plumbing for washing machine and dishwasher. Space fridge/freezer. Tiled floor. UPVC double glazed window to front aspect. UPVC door with double glazed panel to side.

### First Floor

### Landing

Dado rail. Built-in airing cupboard with slatted shelves and a wall mounted gas fired combination boiler. Loft access hatch.

### Bedroom 1

14'11" x 8'5" (4.55m x 2.57m)

Radiator. Smooth plaster ceiling. Coving. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

### Bedroom 2

9'6" x 8'5" (2.90m x 2.57m)

Radiator. UPVC double glazed window to front aspect.







### Bedroom 3

8'5" x 6'9" (2.57m x 2.06m)

Radiator. UPVC double glazed window to rear aspect.

### Bathroom

6'9" x 5'5" (2.06m x 1.65m)

Fully tiled walls and a white suite comprising bath with a mixer shower, shower attachment and rainfall fitting above. Pedestal wash basin with mixer tap. WC. Chrome towel radiator. Laminate floor. Extractor. Smooth plaster ceiling. UPVC double glazed window to front.

### Outside

A driveway beyond the rear boundary leads to a semi-detached single garage with up-and-over door. The rear garden is part walled, westerly facing and laid to lawn with a patio area to the immediate rear of the property and a further paved area to the side of the house.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Great Yarmouth Borough - 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.

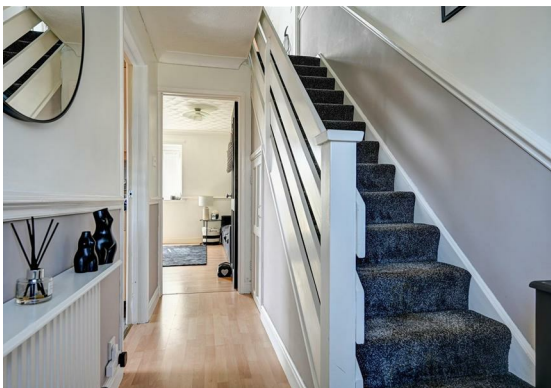
### Directions

From Gorleston, heading towards Lowestoft on the dual carriageway, take the first exit off the roundabout at Hopton and then turn left onto Lowestoft Road. Follow the road past Station Road and the playing field and turn right onto Noel Close which leads into Roger's Close. Continue past Flowerday Close on the left and the property will be found on the left hand side on the corner.

### what3words

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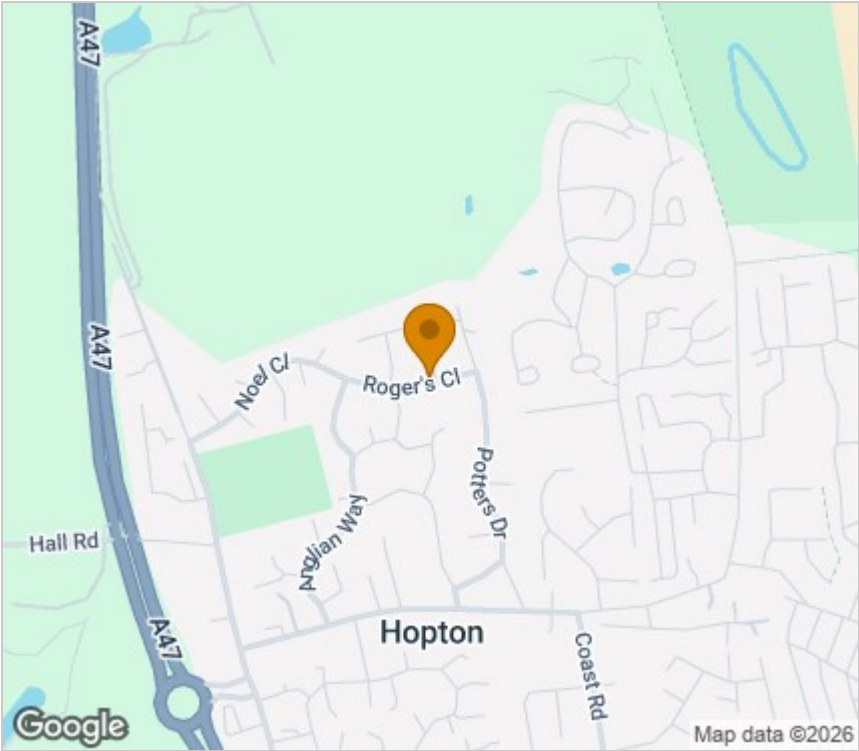
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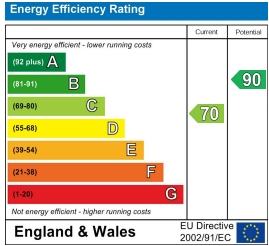
Floor Plan



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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