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77 Seafields Drive
Hopton, Great Yarmouth, NR31 9TR

£310,000 Freehold
EPC Rating C

Bycroft Estate Agents are delighted to present this well presented, three bedroom, detached family residence situated in this sought after village location of **Hopton-on-Sea**, close to shops and amenities as well as **Hopton beach**. Accommodation comprises spacious entrance hall, cloakroom, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms with en suite to principal, spacious bathroom, front driveway with garage and garden area, beautifully presented enclosed rear garden with decked patio and bar, recently installed gas combination boiler for central heating and double glazing.

SPACIOUS ENTRANCE HALL

entrance door; stairs to first floor; understairs storage cupboard; radiator.

CLOAKROOM

wc; pedestal wash hand basin; frosted window; radiator.

LOUNGE

17' 11 max into bay" x 11' 10" (5.46m x 3.61m) bay window to front aspect; two radiators; double doors to Dining Room.

DINING ROOM

10' 2" x 10' 2" (3.1m x 3.1m) sliding patio doors to rear garden; radiator.

KITCHEN

9' 3" x 10' 2" (2.82m x 3.1m) large l-shaped worktop with a range of base cupboards and drawers; built in Hotpoint oven and grill; space and plumbing for dishwasher; bowl and a half sink with mixer tap; four ring Zanussi hob; further worktop with cupboard and drawer under; space for upright fridge freezer; range of wall units including canopied light and extractor; radiator; window to rear aspect; door to Utility.

UTILITY ROOM

8' 3" x 5' 7" (2.51m x 1.7m) l-shaped worktop with base cupboards and drawers; space and plumbing for washing machine; one bowl sink; radiator; recently installed Ideal gas combination boiler; window to rear aspect; door to rear; door into Garage.

GARAGE

16' 7" x 8' 10" (5.05m x 2.69m) rollerdoor to front; light; power; eaves storage space.

FIRST FLOOR LANDING

storage cupboard.

BEDROOM 1

12' 5" x 9' 10" (3.78m x 3m) plus two built in double wardrobes; window to front aspect; radiator.

EN SUITE

shower cubicle with mains shower fittings; wc; pedestal wash hand basin with mixer tap; radiator; extractor fan; frosted window.

BEDROOM 2

11' 10" x 11' 4 max" (3.61m x 3.45m) including two built in double wardrobes; window to rear aspect; radiator.

BEDROOM 3

8' 2" x 7' 8" (2.49m x 2.34m) plus two built in double wardrobes; window to rear aspect; radiator.

SPACIOUS BATHROOM

bath with mixer tap; wc; pedestal wash hand basin with mixer tap; radiator; frosted window; extractor fan.

OUTSIDE

To the front of the property there is a garden area with lawn, brickweave driveway leading to a garage and pathway to the canopied front entrance. Side access gate and pathway to the beautifully presented, enclosed, rear garden with full width paved patio, side pathway leading to shed, lawned area, raised decked patio with built in timber bar, borders with shrubs and plants, outside wall lights and cold tap.

VIEWINGS

Strictly by appointment with the selling agents, **BYCROFT ESTATE AGENTS**, tel: 01 493 664000.

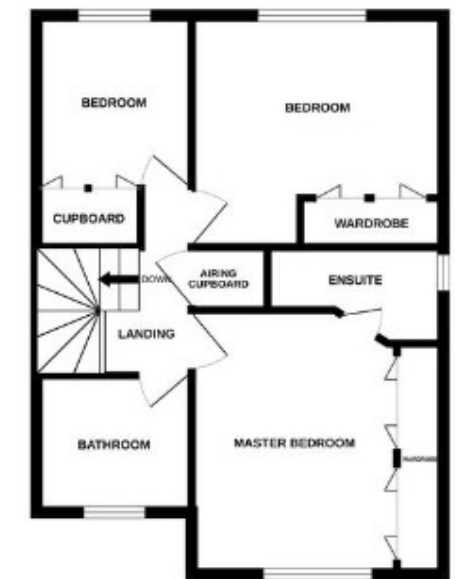
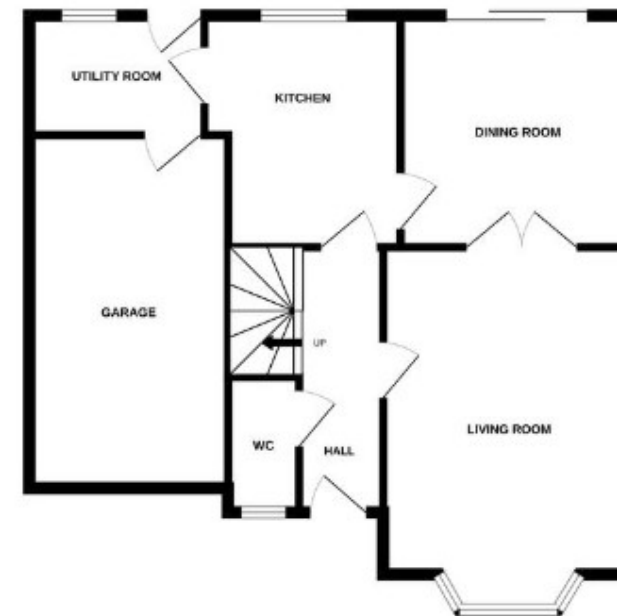
COUNCIL TAX

This property is currently listed as Band D.



GROUND FLOOR

1ST FLOOR



SEAFIELDS DRIVE