





NETHERGATE STREET, HOPTON,
IP22 2QZ

£325,000
FREEHOLD

Located in the well-served village of Hopton, this spacious three-bedroom semi-detached home enjoys far-reaching field views, ample off-road parking and a double garage. The accommodation includes an entrance hall, welcoming sitting room, modern kitchen/dining room, shower room and conservatory overlooking the garden. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom. Outside, the generous driveway leads to the double garage, while the rear garden is mainly laid to lawn with a paved patio, shed, greenhouse and converted office space. Well-stocked with mature shrubs, trees and a variety of flowers, the garden enjoys a lovely open outlook across the surrounding fields.

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NETHERGATE STREET

• Well Presented Three Bedroom Home • Stylish Kitchen/Dining Room • Sitting Room With Multi Fuel Burner • Oil Fired Central Heating • Conservatory Enjoying Views Of The Garden • Outbuilding/Home Office • Double Garage & Driveway With Ample Off Road Parking • Large Enclosed Rear Garden With Field Views • Ground Floor Wet Room • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Stairs to first floor. Window to front and side. Wood effect flooring.

Sitting Room
Open plan with inset multi fuel log burner and slate hearth. Wood effect flooring. Window to front. Radiator.

Kitchen/Dining Room
Modern kitchen with a range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Built in double oven, induction hob and extractor hood over. Integrated dishwasher and fridge freezer with space for a American style fridge freezer. Storage cupboard housing the boiler. Windows to side. Wooden double doors into the conservatory.

Conservatory
Spacious room overlooking the garden. Built in base and wall cupboards with worktop over and space for a washing machine. Double doors opening to the garden. Herringbone wood effect flooring. Radiator.

Wet Room
Large wet room with nonslip flooring and electric shower. WC and wash basin. Window to side. Radiator.

Landing
Loft access and window to side.

Bedroom 1
Double room with feature wall panelling. Window to rear. Radiator.

Bedroom 2
Double room with feature wall panelling. Window to rear, Radiator.

Bedroom 3
Spacious single room with built in storage cupboard. Window to front. Radiator.

Bathroom
Modern suite, WC and pedestal wash basin. P 'shaped bath, fully tiled with rainfall shower head and separate shower attachment with screen. Window to front. Heated towel rail.

Outside

Front Garden
Gravel driveway for ample parking leading to the double garage. Gated access to the rear garden.

Rear Garden
Large garden with a patio seating area bordered by a raised shrub bed. Steps up to the lawn area fully enclosed by fencing and established hedges. Enclosed by a picket fence to a gravel area with an outbuilding/home office, shed for storage and gate to fields. Gravel side alley to the front driveway.

Outbuilding/Home Office
Fully insulated home office with electric heating. Wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Space for an American style fridge freezer. Windows to side and front. Pedestrian door into the garden.

Double Garage
Up and over door. Power connected. Pedestrian door to garden

Disclaimer
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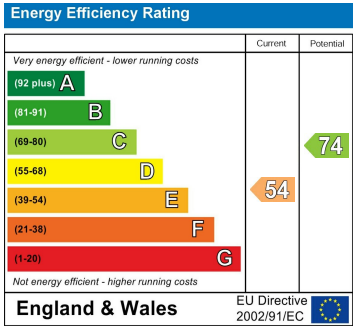












EPC Rating: E Council Tax Band: B

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