



St. Margarets Way, Hopton Great Yarmouth NR31 9RP

welcome to

St. Margarets Way, Hopton Great Yarmouth

Where village living meets convenience. William H Brown are delighted to present to you this well presented 2 bed Semi-detached property. Situated within the desirable village location of Hopton-On-Sea



Entrance Hall

A welcoming entrance hall, with uPVC entrance door to side aspect. Carpeted flooring, radiator, ceiling light, coved ceiling, loft access, and doors allowing access to ground floor reception rooms

Kitchen

9' 3" x 8' 10" (2.82m x 2.69m)

A contemporary and well-appointed kitchen, with double glazed windows to front and side aspect. A range off wall/base and drawers units and complimentary granite effect worksurfaces over, 1 bowl stainless steel sink and drainer with mixer taps, space for under counter fridge and freezer, space and plumbing for washing machine, space for electric oven, power points, tiled splashback, carpeted flooring, & coved ceiling

Lounge

17' 6" x 10' 3" (5.33m x 3.12m)

A spacious lounge, comprising off double glazed window to front aspect. Carpeted flooring, Artex and coved ceiling, TV point, 2 x radiators, wall sockets, ceiling light, and feature electric fireplace, with wooden surround and marble heath

Master Bedroom

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, radiator, wall sockets, built-in overbed storage cabinets and shelving and additional built-in wardrobes

Bedroom Two

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed uPVC door to rear aspect, opening directly onto rear garden. Carpeted flooring, ceiling light, radiator, and wall sockets

Family Bathroom

6' 11" x 5' 9" (2.11m x 1.75m)

Double glazed opaque window to front aspect. Panelled bath, wash hand basin with vanity storage unit, low level W/C, fully tiled walls, vinyl flooring, ceiling light, and heated towel radiator

Rear Garden

A spacious rear garden stretches out behind the property, predominantly laid to lawn and framed by a study timber and brick-post fence and well established border of mature trees and shrubs, providing added privacy. To one side, adjacent shingled area adds texture and contrast, while a small pathway runs along the opposite edge of the lawn, leading neatly to a timber-built shed positioned towards the rear. Closer to the bungalow, a paved patio offers an ideal space for outdoor seating and entertaining, complemented by a low brick-built wall that subtly defines the area. From here, there is convenient access to the garage, as well as gated access that leads through to the front off the property.

Front Exterior

The front exterior of the property presents a neat and practical layout, with a well-maintained lawned area to one side, adding a touch of greenery. To the other side, a concrete driveway provides secure off-road parking and leads directly to the entrance of the property and a garage, which is fitted with up and over door for easy access.



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welcome to

St. Margarets Way, Hopton Great Yarmouth

- A Two Bedroom Semi-Detached Bungalow
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Desirable Village Location, Close to Amenities & Hopton Beach
- Large Front & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108242 - 0003

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