



Sayers Green, Hopton - NR31 9UT

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Sayers Green

Hopton, Great Yarmouth

NO CHAIN. With some 1785 Sq. ft (stms) of IMMACULATE accommodation, this sizeable home is presented in SHOW HOME CONDITION, offering LANDSCAPED GARDENS and a fantastic HIGH SPECIFICATION finish internally. Overlooking GREEN SPACE, there is AMPLE PARKING to front and an integrated DOUBLE GARAGE - IDEAL FOR CONVERSION (stp). Stepping inside, the TILED HALLWAY offers a BRIGHT and WELCOMING space with doors to the 20' DUAL ASPECT SITTING ROOM with a feature fire place, and a door to the cloakroom. The KITCHEN and DINING SPACE are open plan with a CENTRAL ISLAND and GRANITE WORK SURFACES, whilst tiled flooring and WOOD FLOORING create a separation. The UTILITY ROOM offers further storage, whilst an internal door leads to the GARAGE - offering CONVERSION POTENTIAL (stp). Heading upstairs, FOUR DOUBLE BEDROOMS lead off the landing - ALL WITH BUILT-IN WARDROBES, and the main bedroom including a LUXURY EN SUITE with TILED WALLS, storage and feature lighting. The FAMILY BATHROOM offers a similar finish, and Jacuzzi style bath.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Luxury Detached Family Home
- Approx. 1742 Sq. ft of Accommodation (stms)
- Hall Entrance with Integral Double Garage
- Open Plan Layout
- Kitchen/Dining Room with Utility Room
- En Suite & Family Bathroom
- Landscaped Gardens with Decked Seating Area

The coastal village of Hopton offers a wealth of local amenities whilst being located on the coast with sandy beaches within walking distance! The village benefits from a dentist, post office, doctors, 2 shops, 2 public houses, salon and a petrol station and local transport links are excellent including a regular bus service to both Great Yarmouth and Lowestoft where a larger range of amenities are on offer.

#### SETTING THE SCENE

Siding onto green space, the property offers an attractive outlook with a brick weave driveway and double garage to front. Planted borders include shrubbery and shingle, with a gated access to the rear garden, and ramped entrance to the main door.



## THE GRAND TOUR

The glazed entrance is flooded with natural light, offering tiled flooring underfoot and a large recessed barrier mat to keep the space easy to maintain. A door straight ahead leads into the integral double garage - offering clear potential for conversion (stp). At present the garage includes a full range of kitchen units, a sink and the gas fired central heating boiler. Stairs lead up to the first floor, and the doors lead off, first of all to the ground floor cloakroom - finished with a modern white two piece suite with matching flooring and splash backs which create a contemporary finish. The sitting room opposite has been decorated with a clean and modern look, with wood flooring under foot, and triple aspect windows and patio doors, all finished with bespoke shutters. Double doors open into the dining room, with the wood flooring flowing underfoot, and with a seamless flow into the high specification kitchen. Granite work surfaces sit on top of a range of base level unis, with a breakfast bar, central island, and wall units. The dishwasher, electric induction hob and electric oven are all built-in, whilst dual aspect windows ensure good natural light. A door leads back into the hall, and the other to the last room, the utility room - finished with matching cupboards and space for a washing machine.

Heading upstairs, the landing offers a built-in airing cupboard, with doors to four bedrooms - all with built-in wardrobes. The main bedroom includes a luxury en suite shower room with a luxury four piece suite including twin sinks in a vanity unit, with spot lighting below, rainfall taps, wall mounted television and a back-lit vanity mirror. The family bathroom is matching, but swaps the shower for a 'Jacuzzi' style bath.

## FIND US

Postcode : NR31 9UT

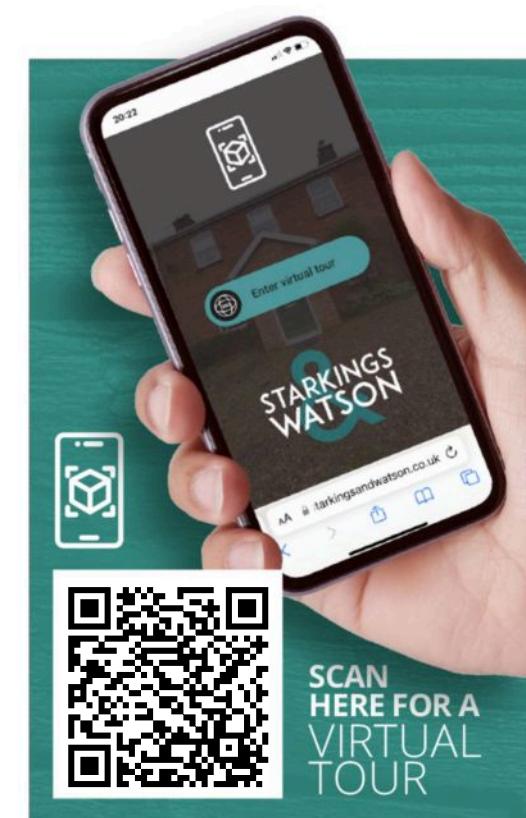
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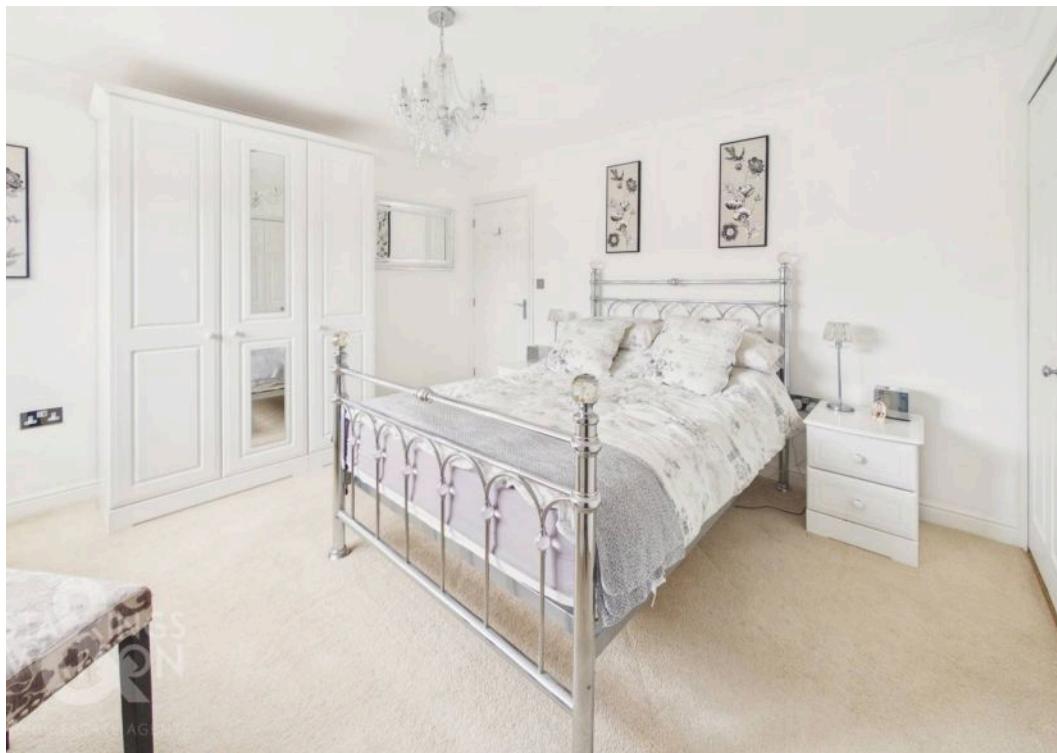
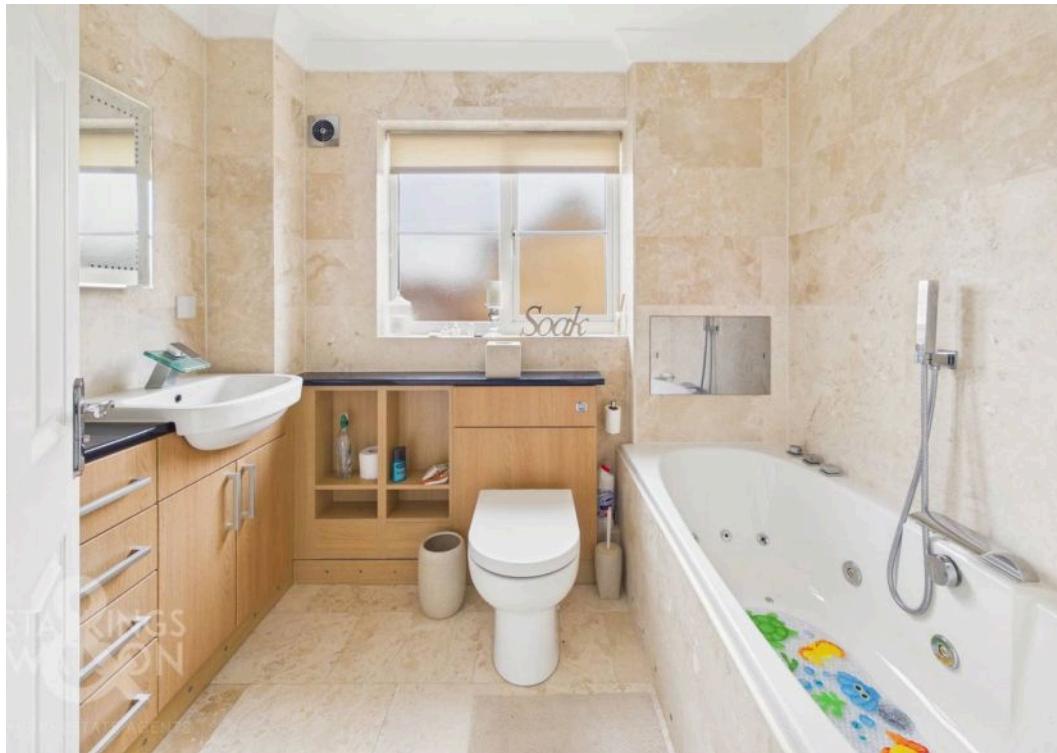
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Solar panels are included and provided a yearly return in the region of £700-£800 PA on a feed in tariff. To one corner of the garden, a brick built building encloses an electric sub station.

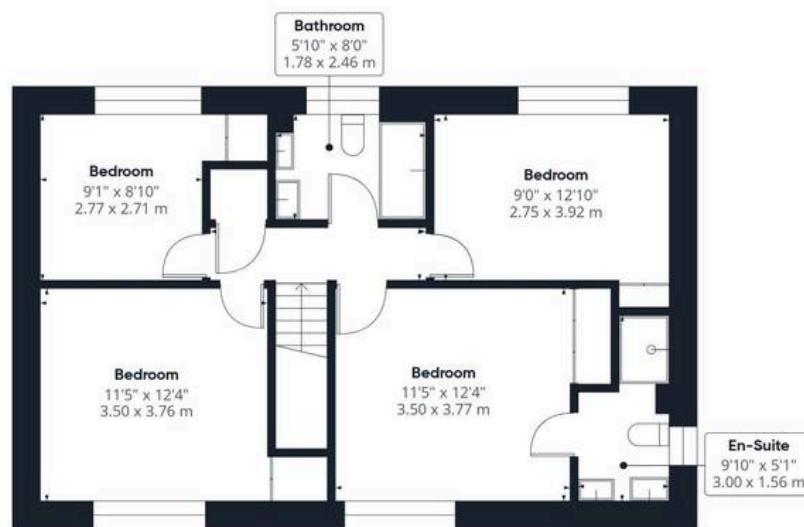






## THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped with sweeping lawns, a patio and composite decked seating area with spot lighting. Timber fencing, brick walling and a feature wall with brick piers and timber fencing creates an attractive boundary whilst various planting and shrubbery can be found, with outside power and water supply.



**Approximate total area<sup>(1)</sup>**

1742 ft<sup>2</sup>  
161.9 m<sup>2</sup>

**Reduced headroom**  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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