

**Aldreds**  
Estate Agents



40 Old Church Road  
, Hopton on Sea, NR31 9BZ

£350,000



## 40 Old Church Road

, Hopton on Sea, NR31 9BZ

This extended, five-bedroom detached bungalow in Hopton-on-Sea offers spacious and modern living. The property boasts an open-plan kitchen/diner, perfect for entertaining, and a generous two-tier garden providing ample outdoor space. A private driveway adds convenience, while the tastefully modern interior ensures a comfortable and stylish home.

Presented in well-maintained, turn-key condition, this bungalow is ready for immediate occupancy. Situated in a desirable location, it benefits from proximity to transport links and a range of amenities, making it an ideal choice for families and those seeking a convenient lifestyle in Hopton-on-Sea.

### Entrance Hall

Double glazed door to side aspect, Carpet floor, radiator, access to lounge, 4 bedrooms, 2 cupboards, shower room. Boiler located in cupboard, loft hatch.

### Lounge

13'9" x 12'5" (4.2m x 3.8m)

LVT flooring, wood burner, built in cupboard and log storage, two radiators, opening through to kitchen.

### Kitchen

18'0" x 11'5" (5.5m x 3.5m )

LVT flooring, laminate counter tops, induction Hob with hood, 2 intergrated Electrics ovens, space for dish washer, washing machine, double fridge freezer, radiator. Doubled glazed window and French doors to rear, double glazed sky light.

### Bedroom 1

12'1" x 10'9" (3.7m x 3.3m)

Carpet floor, radiator, double glazed window, built in wardrobes.

### Bedroom 2

8'10" x 12'1" (max) (2.7m x 3.7m (max))

Carpet floor, radiator, double glazed window to side aspect, built in wardrobe.

### Bedroom 3

9'2" x 10'9" (2.8m x 3.3m )

Carpet floor, double glazed window to front aspect, built in wardrobe with sliding door, radiator, access to bedroom 4 via sliding door.

### Bedroom 4

6'2" x 15'8" (1.9m x 4.8m)

Carpet floor, radiator, double glazed window to front aspect, cupboard with consumer unit.





### Bedroom 5

8'10" x 7'6" (2.7m x 2.3m)

Carpet floor, double glazed window to side aspect, radiator.

### Shower room

Vinyl floor, double glazed window to side aspect, heated towel rail, WC, basin built into storage vanity unit, separate shower cubicle with wall mounted shower, tiled walls.

### Conservatory

Brick built with double glazed windows, currently used as storage.

### Outside front

Brick driveway, side access gate, access to side door.

### Outside rear

Concrete patio seating area, timber shed, two tier garden with grass lawn areas, mixture of trees and shrubbery, mixture of timber fence and hedge line boundaries, outside tap and electric point.

### Council Tax

Great Yarmouth Borough Council - Band C

### Location

Part of the beautiful south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

### Directions

Leave Gorleston on the A12, at the Hopton roundabout turn left, turn left and immediately right into Station Road, follow the road round to the right into Coast Road, turn right into Old Church Road where the property can be found on the right hand side.

### Services

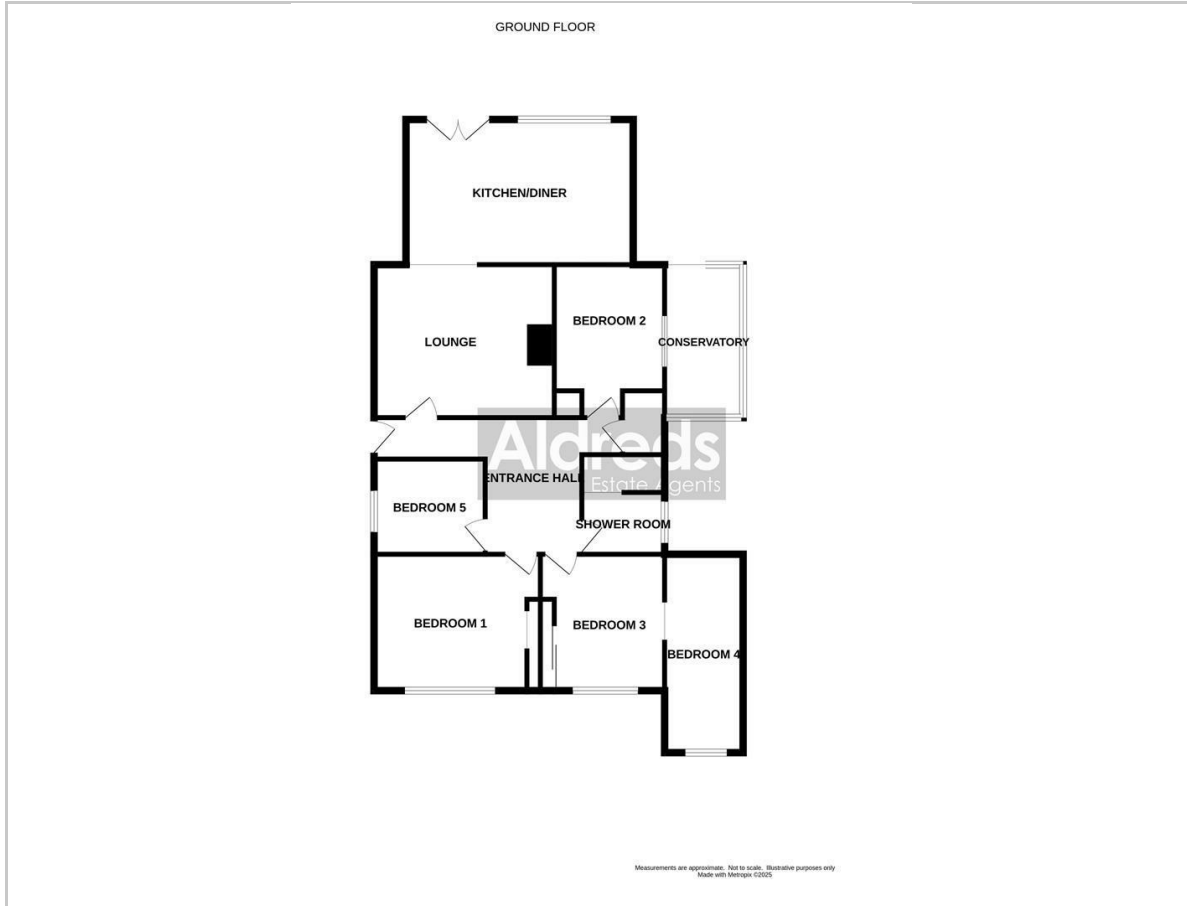
Mains gas, water, electric, drainage

### Ref

G18264/03/25



## Floor Plan



## 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.

### Disclaimer

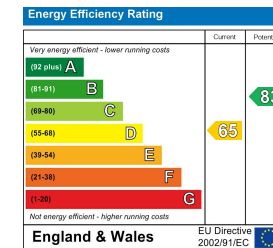
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## Area Map



## Energy Efficiency Graph



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