Aldreds
Estate Agents

69 Seafields Drive

Hopton, Great Yarmouth, NR31 9TR

£370,000

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This very well presented 4 bedroom detached family home enjoys a southerly facing rear garden with additional parking space, long driveway and garage. The accommodation includes entrance hall, cloakroom, lounge with wood burner, study, large kitchen/diner, conservatory, utility room, en-suite shower room and a family bathroom. In addition, the property benefits from gas central heating, UPVC double glazed windows and all bedrooms have built-in wardrobes.

Entrance Hall

Composite entrance door with spy hole and UPVC double glazed windows either side. Covered radiator. Thermostat control for heating. Built-in stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coved and textured ceiling.

Cloakroom
5'2" x 2'10" (1.57m x 0.86m)

White WC with concealed cistern. Wash basin with cupboard below. Part tiled walls. Extractor. Inset ceiling spotlight. Coved and textured ceiling.

Lounge
15'1" x 10'11" plus bay (4.60m x 3.33m plus bay)

Three radiators. Chimney breast recess with a wood burner. Television point. Coved and textured ceiling. UPVC double glazed window to side aspect. Bay window with UPVC double glazed windows to front aspect.

Study
8'9" x 6'11" (2.67m x 2.11m)

Radiator. Coved and textured ceiling. UPVC double glazed window to front aspect.

Kitchen/Diner
26'8" x 9'0" (8.13m x 2.74m)

Worktops with cupboards and drawers below. Single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted electric oven and grill. Four ring electric hob with a stainless steel extractor above. Integrated dishwasher. Space for an American style fridge/freezer. Radiator. Coving. Smooth plaster ceiling. Two UPVC double glazed windows to rear aspect. UPVC double glazed sliding patio door to conservatory.

Utility Room
5'1" x 5'1" (1.55m x 1.55m)

Fitted storage cupboards with shelves and a wall mounted gas fired boiler. Tall space with plumbing for washing machine and condensing tumble dryer above. Coved and textured ceiling with inset spotlight. UPVC door with double glazed panel to side.

Conservatory
10'6" x 8'10" (3.20m x 2.69m)

Tiled floor. Radiator. Low brick construction with a polycarbonate roof and UPVC double glazed windows to side and rear aspects. UPVC double glazed doors leading out to a large paved patio area and the rear garden.

First Floor

Landing

Radiator. Built in linen/storage cupboard. Coved and textured ceiling with loft access hatch.

Bedroom 1
10'11" x 10'6" (3.33m x 3.20m)

Radiator. Television point. Large built-in wardrobe with hanging rails. Coved and textured ceiling. UPVC double glazed window to front aspect.

En-suite Shower Room
7'9" x 4'2" (2.36m x 1.27m)

Large shower cubicle with mixer tap, shower attachment and a rainfall fitting above. Suspended wash basin with drawer below. WC. Wood effect floor. Chrome towel radiator. Shaver point. Extractor. Coved and textured ceiling within inset spotlight. UPVC double glazed window to side.

Bedroom 2

10'4" x 9'8" plus recess (3.15m x 2.95m plus recess)

Radiator. Large built-in wardrobe with shelf and hanging rail. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 3

9'1" x 7'8" plus recess (2.77m x 2.34m plus recess)

Wood effect flooring. Radiator. Built-in double wardrobe. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bedroom 4

9'2" x 7'10" (2.79m x 2.39m)

Radiator. Built-in double wardrobe. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bathroom

8'4" x 6'1" max (2.54m x 1.85m max)

White suite comprising a free standing bath with mixer tap and shower attachment. Suspended wash basin with drawers below. WC. Tiled floor. Part tiled walls. Chrome towel radiator. Extractor. Coved and textured ceiling within inset spotlights. UPVC double glazed window to rear aspect.

Outside

The area to the front of the property has been brick weaved to provide additional parking space and the brick weave driveway leads to the side of the property to a detached single garage with roller shutter door, light and power. Overhead storage space. Part glazed door to the rear garden. A gate between the property and the garage leads to the rear garden which is southerly facing, enclosed by fencing and laid to lawn with a large paved patio area to the immediate rear of the property. The patio extends round to the side of the property. EV charging point. Outside cold water tap to the rear of the property.

Tenure

Freehold.

Council Tax

Great Yarmouth Borough Council - Band D

Location

Hopton is a coastal village situated 2½ miles to the South of Gorleston and 5 miles North of Lowestoft * There are local shops * A Primary School for the 5 – 11 year old * Leisure facilities * Beach and bus services to the main towns.

Directions

Head south from Gorleston on the A47 dual carriageway towards Lowestoft. Upon reaching Hopton, take the first exit off the roundabout and at the 'T' junction turn right onto Lowestoft Road. Then take the first turning on the left onto Seafields Drive. At the 'T' junction turn right and follow the road round to the left. The property will be found a short distance along on the right hand side.

what3words

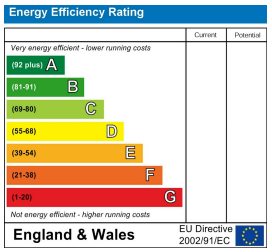
///slate.storyline.saloons

Ref: G18584/07/26

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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