Aldreds
Estate Agents

57 Seafields Drive, Hopton NR31 9TR

£360,000

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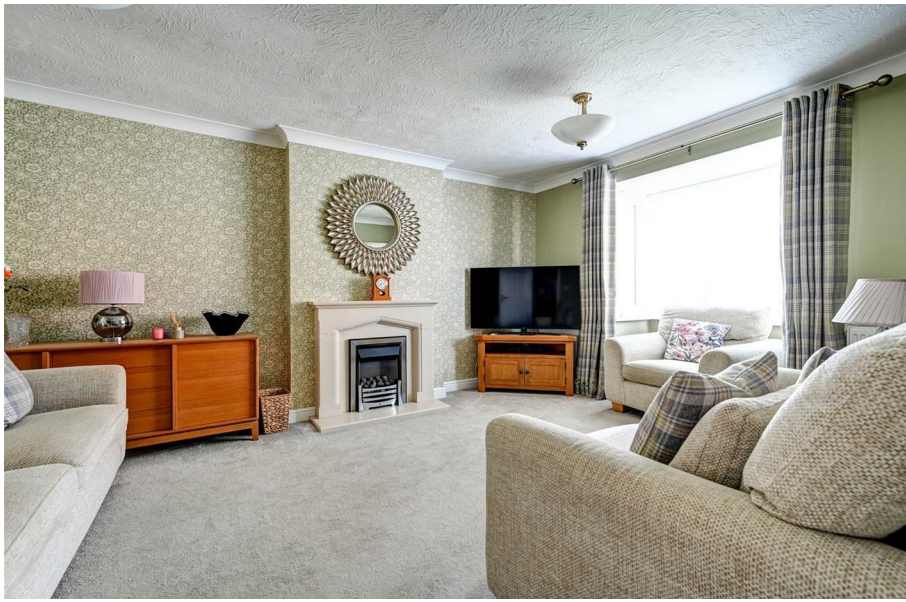


- Detached Family Home
- 3 Reception Rooms
- Utility Room
- En-suite Shower Room
- Gas Central Heating & UPVC Double Glazing
- 4 Bedrooms
- Stunning Kitchen
- Ground Floor Cloakroom
- Bathroom
- 3 Vehicle Driveway, Garage & Gardens

A beautifully presented 4-bedroom detached family home with a south/south-east facing rear garden. The property offers accommodation including hall, cloakroom, lounge, dining room, garden room, stunning kitchen with integrated appliances, utility room, en-suite shower room and bathroom. In addition, the property benefits from wardrobes in all bedrooms, gas central heating, UPVC double glazing, driveway for 3 vehicles and a garage.

Entrance Hall

Composite entrance door with two double glazed panels. Covered radiator. Thermostat control for heating. Telephone point. Low door to a built-in under stairs storage cupboard. Staircase with turned wood balustrade to first floor landing. Coved and textured ceiling.

Cloakroom 5'5" x 2'10" (1.65m x 0.86m)

White WC and corner pedestal and wash basin. Part tiled walls. Radiator. Coved and textured ceiling. UPVC double glazed window to front.

Lounge 16'1" x 11'9" (4.90m x 3.58m)

Two radiators. Television and telephone points. Feature fireplace with a coal effect living flame gas fire. Glazed panel doors to dining room. Coved and textured ceiling. Bay with UPVC double glazed windows to front aspect.

Dining Room 9'5" x 9'2" (2.87m x 2.79m)

Radiator. Coved and textured ceiling. UPVC double glazed sliding patio door to garden room.

Kitchen 12'9" x 9'5" max, 6'3" min (3.89m x 2.87m max, 1.91m min)

Worktops with a range of soft close cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards and tall units, one with a built-in fan assisted double oven and grill. Four ring induction hob with a concealed extractor above. Integrated Bosch dishwasher. Pull-out bin/recycling drawer. Integrated fridge and freezer. Radiator. Coved and textured ceiling with inset spotlights. UPVC double glazed window through to garden room.

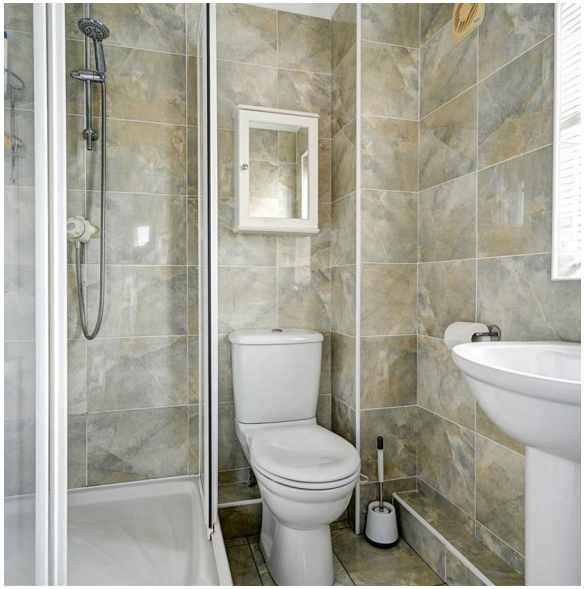
Utility Room 6'3" x 5'3" (1.91m x 1.60m)

Worktop with cupboard below and utility space with plumbing for washing machine. Stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboard. Radiator. Coved and textured ceiling. UPVC double glazed window to side aspect. Composite door with double glazed panel to garden room.

Garden Room 24'3" x 7'1" (7.39m x 2.16m)

Two electric radiators. Low brick construction with UPVC double glazed windows to side and rear aspects. UPVC double glazed doors to both sides and to the rear garden.

First Floor



Landing
Covered radiator. Built-in airing cupboard with a hot water storage unit. Coved and textured ceiling with loft access hatch and loft ladder. UPVC double glazed window to front aspect.

Bedroom 1 11'8" x 10'2" (3.56m x 3.10m)
Radiator. Large built-in wardrobe. Television point. Coved and textured ceiling. UPVC double glazed window to front aspect.

En-suite Shower Room 5'8" x 5'6" (1.73m x 1.68m)
Fully tiled walls and a corner shower cubicle with a mixer shower. White pedestal wash basin with mixer tap. WC. Tiled floor. Radiator. Extractor. Coved and textured ceiling with inset spotlights. UPVC double glazed window to side.

Bedroom 2 10'6" x 9'6" (3.20m x 2.90m)
Radiator. Large built-in wardrobe. Television point. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bedroom 3 10'7" x 8'9" (3.23m x 2.67m)
Radiator. Television point. Large built-in wardrobe. Coved and textured ceiling. UPVC double glazed window to front aspect.

Bedroom 4 7'7" x 5'9" plus recess (2.31m x 1.75m plus recess)
Radiator. Built-in single wardrobe. Coved and textured ceiling. UPVC double glazed window to rear aspect.

Bathroom 8'1" x 5'6" (2.46m x 1.68m)
White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Chrome towel radiator. Extractor. Coved and textured ceiling. UPVC double glazed window to front.

Outside
A wide brick weave driveway provides parking for 3 vehicles and there is a single garage with roller shutter door, light and power, wall mounted gas fired boiler. The front garden is laid to lawn with established shrubs. A gate beside the garage opens to a pathway to the rear garden with is south/south-east facing, enclosed by fencing and laid to lawn. Outside cold water tap to the side of the property.

Tenure
Freehold.

Services
mains water, gas, electricity and drainage.

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. Follow the road round, passing Ives Way on the right and the property will be found around the next corner on the right hand side.

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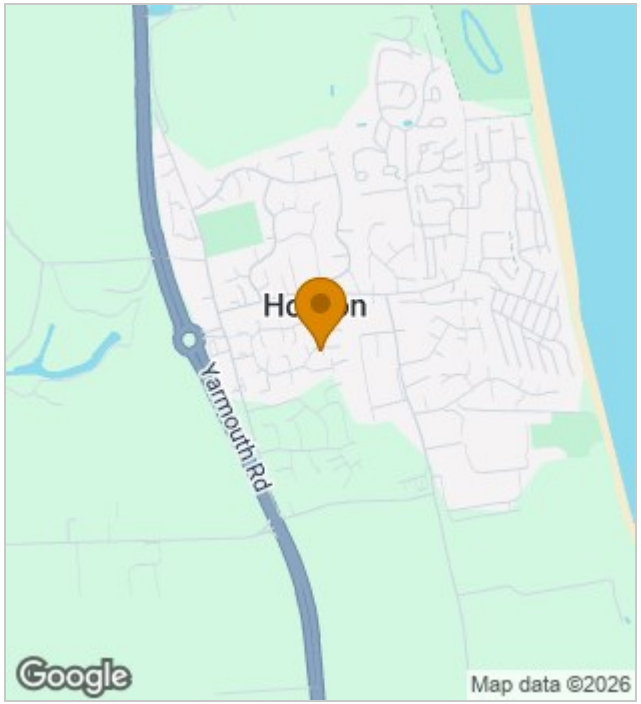
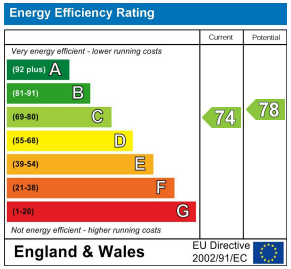
Floor Plans

Location Map



Energy Performance 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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