



Aldreds
Estate Agents

21 Flowerday Close

Hopton, Great Yarmouth, NR31 9RR

Guide Price £260,000



21 Flowerday Close

Hopton, Great Yarmouth, NR31 9RR

Pleasantly positioned at the end of a cul-de-sac, this extended two bedroom detached bungalow is offered for sale with no onward chain. The property benefits from gas central heating and UPVC double glazed windows.

Entrance Porch

8'4" x 3'7" (2.54m x 1.09m)

Composite entrance door with double glazed panels. Double power point. UPVC double glazed windows to front aspect. Panelled door with glazed panels to entrance lobby.

Entrance Lobby

6'2" x 3'6" (1.88m x 1.07m)

Radiator. Built-in cloaks/storage cupboard. Coved and textured ceiling. Single glazed port hole window to front.

Lounge/Diner

24'4" max x 15'7" max (7.42m max x 4.75m max)

Two radiators. Thermostat control for heating. Open fireplace with an inset coal effect living flame gas fire with brick around and hearth. Television point. Coved and textured ceiling. Bay with UPVC double glazed windows to front aspect. UPVC double glazed window to side aspect. UPVC double glazed doors to a paved patio and the rear garden.

Kitchen

11'0" x 7'10" (3.35m x 2.39m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with cupboard below. Tiled splashbacks. Fitted wall cupboards. Space for an electric cooker. Utility space below worktop with plumbing for washing machine and a further space for refrigerator. Radiator. Textured ceiling. Wall-mounted gas fired boiler. UPVC double glazed window and door through to conservatory.

Conservatory

10'6" max x 9'9" max (3.20m max x 2.97m max)

Double power point. Low brick construction with a pitched polycarbonate roof and UPVC double glazed windows and doors to the rear garden.

Inner Hallway

Telephone point. Single power point. Built-in airing cupboard with slatted shelves and hot water cylinder. Coved and textured ceiling with loft access hatch.

Bedroom 1

12'4" max x 10'7" (3.76m max x 3.23m)

Radiator. Fitted wardrobes. Coved and textured ceiling. Single glazed window through to the entrance porch.

Bedroom 2

8'11" x 8'5" (2.72m x 2.57m)

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





Shower Room

6'9" x 5'8" (2.06m x 1.73m)

Large tiled corner shower cubicle with an Aqualisa Smart shower. White wash basin with cupboard below and WC with concealed system. Tiled splashbacks. Radiator. UPVC double glazed window to rear.

Outside

A driveway leads to the side of the property to a detached single garage with up-and-over door, window to rear and door to side. A gate between the property and the garage leads to the rear garden which is laid predominantly to lawn with established trees and shrubs, a garden pond, and a paved patio to the immediate rear of the property. Timber and felt roof garden shed. Outside cold water tap to the rear of the property.

Agent's Notes

Interested parties should be aware that this property backs onto an open field and therefore should make their own enquiries regarding any proposed future development with the local planning authority.

Tenure

Freehold

Services

Mains water, electricity, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band B

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.

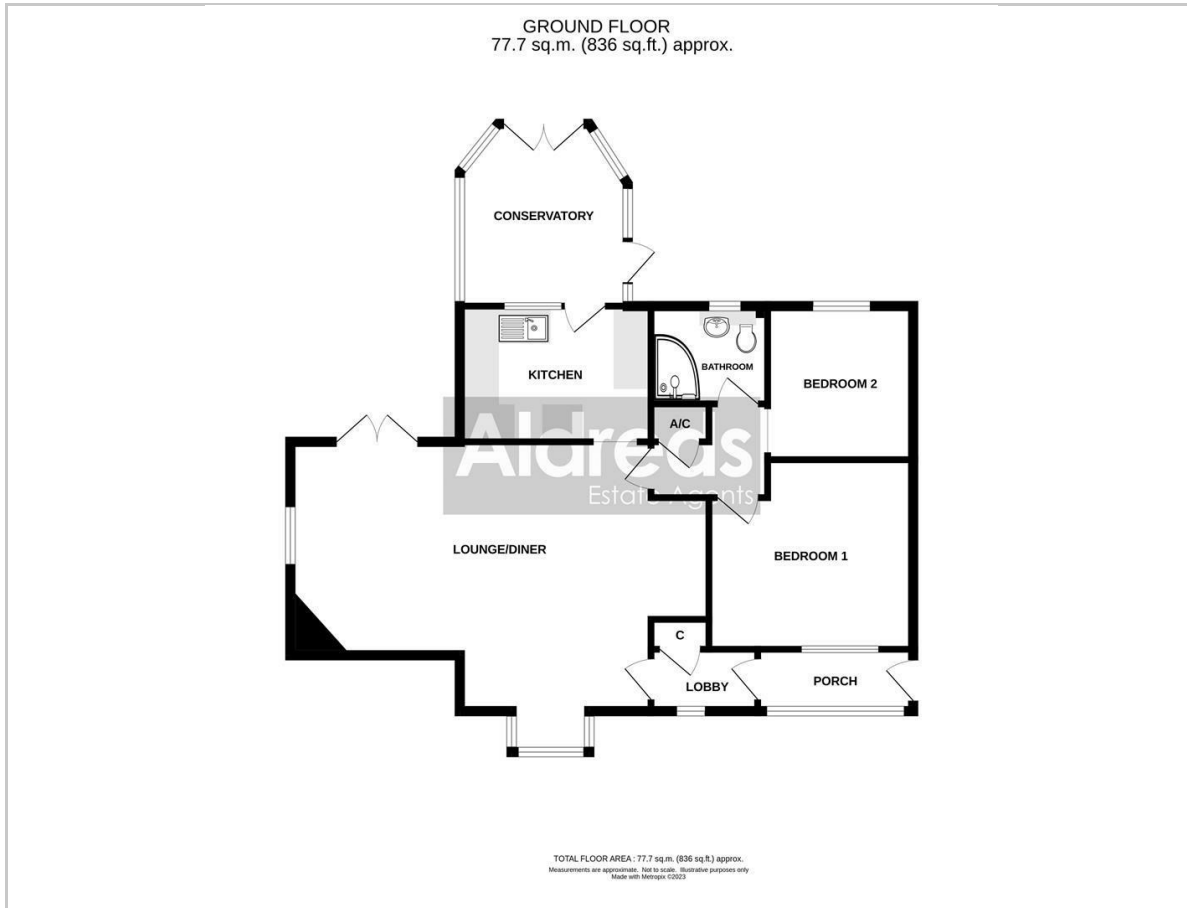
Directions

From Gorleston, heading towards Lowestoft on the dual carriageway, take the first exit off the roundabout at Hopton and then turn left onto Lowestoft Road. Follow the road past Station Road and the playing field and turn right onto Noel Close which leads into Roger's Close and the turning onto Flowerday Close will be seen on the left hand side. Follow the road up and round to the left. The property will be found along towards the end on the right hand side.

Ref: G17970/11/23



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

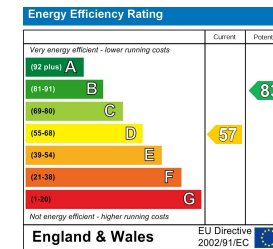
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA