

**Aldreds**  
Estate Agents



66 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

£280,000



## 66 Potters Drive

Hopton, Great Yarmouth, NR31 9RH

With an ensuite shower room, driveway & garage to rear and an attractive west facing garden, Aldreds are delighted to offer this well presented modern two bedroom detached bungalow. The property also benefits from solar panels. Internally the property has an entrance porch, entrance hall, lounge/diner, kitchen, master bedroom with ensuite, second bedroom and a shower room. Gas central heating and sealed unit double glazing. The property is offered with no upward chain.

### Entrance Porch

Door to front, double glazed window to front aspect.

### Entrance Hall

Storage cupboard, loft access, radiator.

### Lounge/Diner

20'1" x 14'3" (6.13 x 4.35)

Double glazed patio door to rear garden, double glazed window to rear aspect, radiator.

### Kitchen

10'0" x 7'10" (3.05 x 2.4)

Base & wall units, door to side, double glazed window to rear aspect, stainless steel sink with drainer, electric cooker point, plumbing for washing machine, part tiled walls.

### Master Bedroom

12'10" x 12'0" (3.93 x 3.68)

Double glazed window to front aspect, radiator, door to

### Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, heated towel rail.

### Bedroom 2

12'0" x 10'10" (3.67 x 3.32)

Double glazed window to front aspect, radiator.





### Shower Room

9'2" max x 6'11" max (2.8 max x 2.11 max)

Storage cupboard, shower in cubicle, hand basin, low level WC, opaque double glazed window to side aspect, heated towel rail.

### Outside

To the front of the bungalow there is a lawned garden, pathway to front door. To the rear there is a lawned & paved garden with shrubs, lean to, brick and timber workshop (5.7 x 2) with power & light. Driveway leading to garage with up & over door benefitting from power & light.

### Tenure

Freehold

### Council Tax

Band C

### Services

Mains water, electricity, gas, drainage.

### 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 A47, at the Hopton roundabout turn left and immediately left into Lowestoft Road, turn right in to Station Road, turn left into Hopton Gardens and immediately right into Potters Drive.

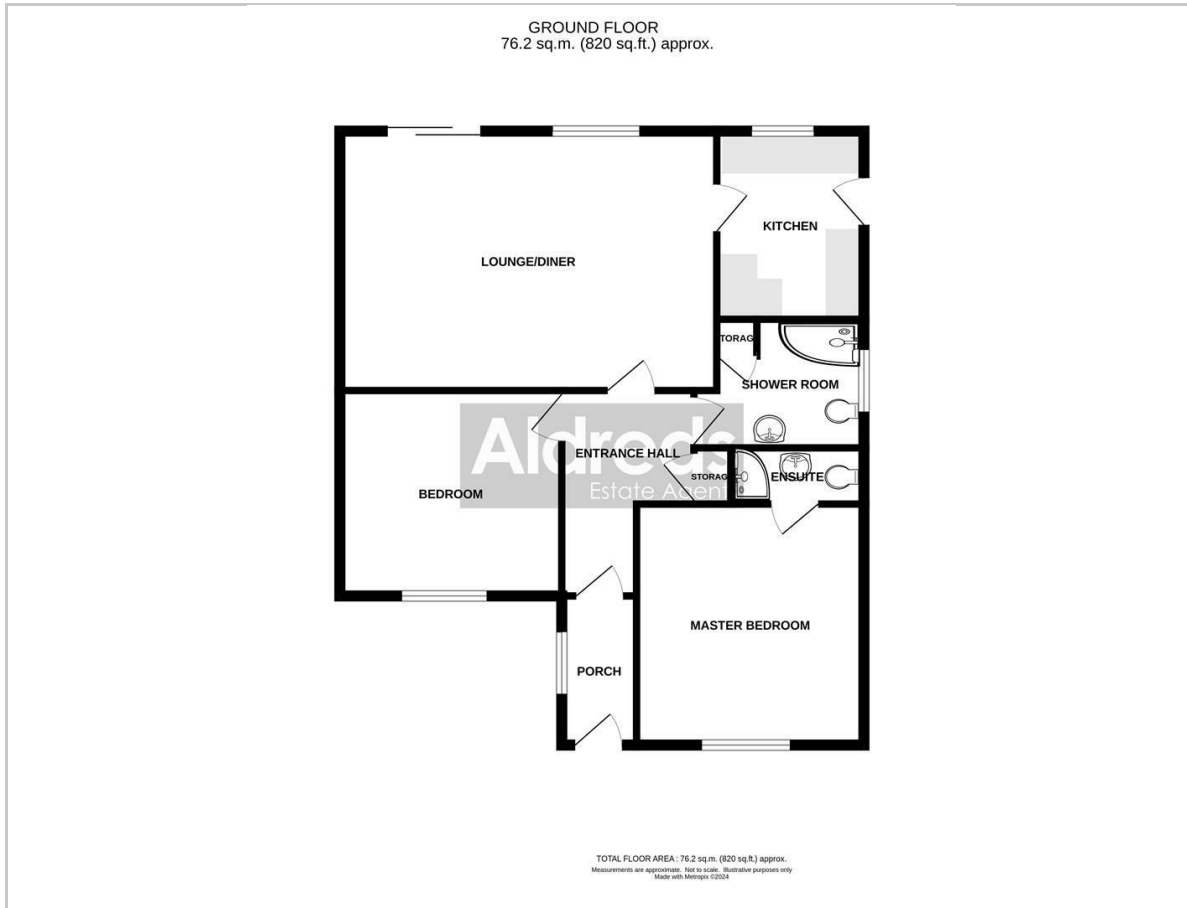
### EPC

D rating 62

Ref 18001/02/24



## 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

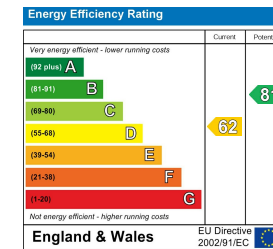
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## Area Map



## Energy Efficiency Graph



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