

**Aldreds**  
Estate Agents



16 Noel Close

Hopton-on-Sea, Great Yarmouth, NR31 9RT

Offers In Excess Of £230,000



## 16 Noel Close

Hopton-on-Sea, Great Yarmouth, NR31 9RT

With a conservatory to the rear, Aldreds are pleased to offer this spacious two bedroom detached bungalow. The property offers an entrance hall, lounge, kitchen, conservatory, inner hallway, two bedrooms and a shower room. Gas central heating and sealed unit double glazing. Gardens to front & rear and a driveway leading to a garage. The property is offered with no upward chain.

### Entrance Hall

Storage cupboard, entrance door.

### Lounge

15'7" plus bay x 14'8" max 11'0" min (4.77 plus bay x 4.48 max 3.36 min)

Double glazed window to front aspect, radiator.

### Kitchen

10'11" x 7'10" (3.35 x 2.41)

Base & wall units with worktops, sink with drainer, wall gas boiler, gas hob, electric oven, plumbing for washing machine, door to conservatory.

### Conservatory

10'1" x 8'11" (3.08 x 2.74)

Brick based with sealed unit double glazing, door to garden.

### Inner Hallway

Loft access, storage cupboard.

### Bedroom 1

12'0" x 8'10" plus wardrobe space (3.68 x 2.7 plus wardrobe space)

Built in wardrobe, double glazed window to front aspect, radiator.

### Bedroom 2

9'0" x 8'5" (2.75 x 2.57)

Double glazed window to rear aspect, radiator.

### Shower Room

6'10" x 5'9" (2.1 x 1.76)

Flat floor shower, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.





### Outside

To the front of the property there is a driveway leading to a garage with separate side entrance. The garage has an up & over door and benefits from power & light. To the rear there is a lawned garden with brick patio. Second side alley with front entrance gate to front of property.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band B

### Location

Part of the beautiful south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on the 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 heading south on the A47, at the Hopton-on-Sea roundabout turn left, at the T junction turn left into Lowestoft Road, continue past the playing field turning right into Noel Close where the property can be found on the left.

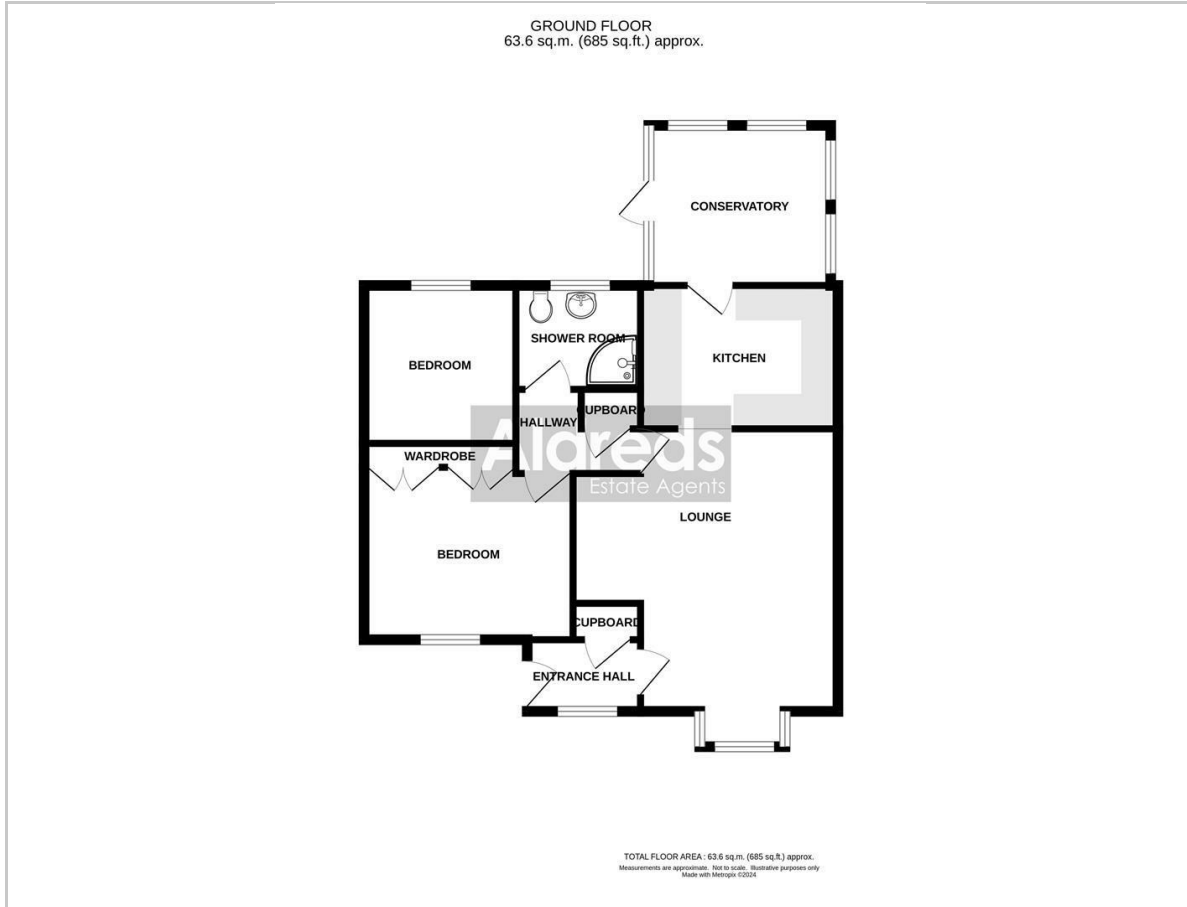
### EPC

D Rating 67 - potential 84

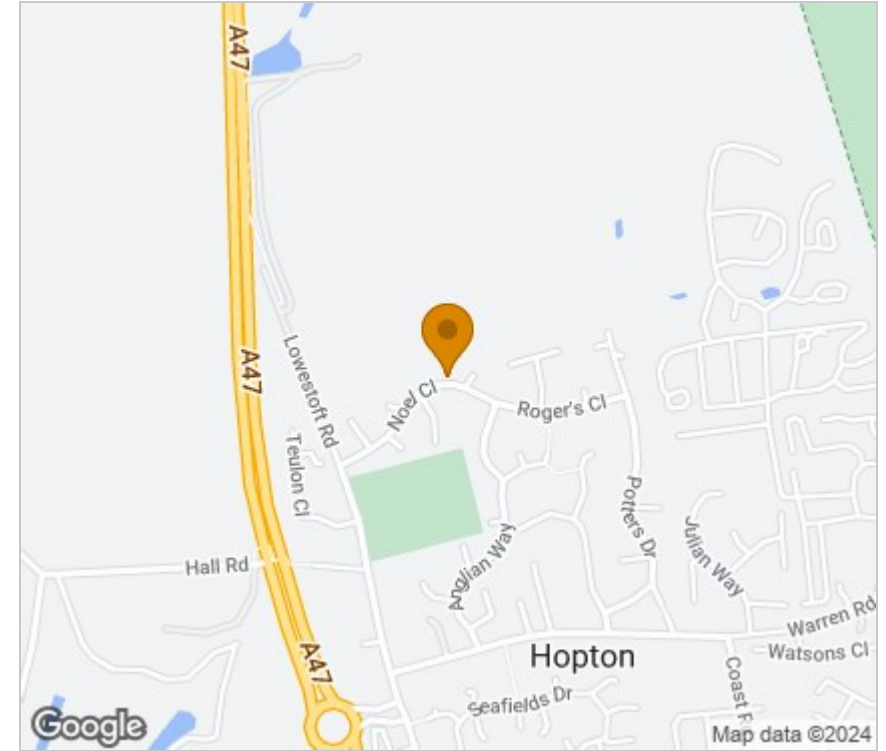
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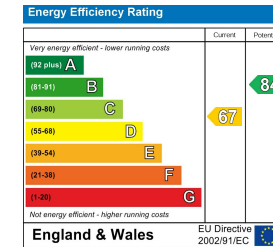
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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