

**Aldreds**  
Estate Agents



4 Cumby Way

Hopton, Great Yarmouth, NR31 9TW

£247,500





## 4 Cumby Way

Hopton, Great Yarmouth, NR31 9TW

A 3 bedroom semi-detached house with very well presented accommodation including hall, cloakroom, lounge, kitchen/diner, conservatory, en-suite shower room and bathroom. All bedrooms have built-in wardrobes and the property benefits from gas central heating and UPVC double glazed windows.

### Entrance Hall

Entrance door with double glazed panel. Tiled floor. Radiator. Stairs to first floor landing. Timber double glazed windows to side.

### Cloakroom

4'11" x 2'11" (1.50m x 0.89m)

White WC. Pedestal hand wash basin with tiled splashback. Tiled floor. Radiator.

### Lounge

14'1" x 12'5" max, 8'7" min (4.29m x 3.78m max, 2.62m min)

Radiator. Telephone point.

### Kitchen/Diner

15'7" x 9'10" (4.75m x 3.00m)

Worktops with a range of cupboards and drawers below. Matching wall cupboards. Single drainer sink with mixer tap. Tiled splashback. Built-in AEG fan assisted oven grill. AEG four ring induction hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine. Further space for refrigerator. Tiled floor. Radiator. Wall mounted gas fired boiler. Built-in under stairs storage cupboard.

### Conservatory

8'10" x 6'2" (2.69m x 1.88m)

Double power point. Low brick construction with a double glazed roof and UPVC double glazed windows to side and rear. UPVC double glazed sliding patio door to the rear garden.

### Landing

Built-in airing cupboard with slatted shelf and a Boilermate 2000 hot water heater. Loft access hatch.

### Bedroom 1

12'6" max x 9'9" (3.81m max x 2.97m)

Radiator. Built-in wardrobe. Built-in over stairs wardrobe/storage cupboard.







### En-suite Shower Room

5'11" max x 5'7" max (1.80m max x 1.70m max)

Corner shower cubicle with a mixer shower, shower attachment and a rainfall fitting above. White pedestal wash basin with splashback. WC. Chrome towel radiator. Tiled floor. Extractor.

### Bedroom 2

7'11" x 7'9" + recess (2.41m x 2.36m + recess)

Radiator. Built-in wardrobe.

### Bedroom 3

9'0" x 6'1" max, 5'1" min (2.74m x 1.85m max, 1.55m min)

Radiator. Built-in wardrobe.

### Bathroom

6'3" x 6'2" (1.91m x 1.88m)

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Tiled floor. Radiator. Extractor.

### Outside

A brick weave driveway leads to an adjoining single garage with light and power, overhead storage space, door to rear. A gate and pathway to the side of the garage leads round to the rear garden which is enclosed and laid to lawn with established flower and shrub borders and paved patio areas. Outside cold water tap to the rear of the property.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage are connected.

### Council Tax

Great Yarmouth Borough Council - Band B

### Energy Performance Certificate (EPC)

EPC rating: C (72), potential rating: B (89)

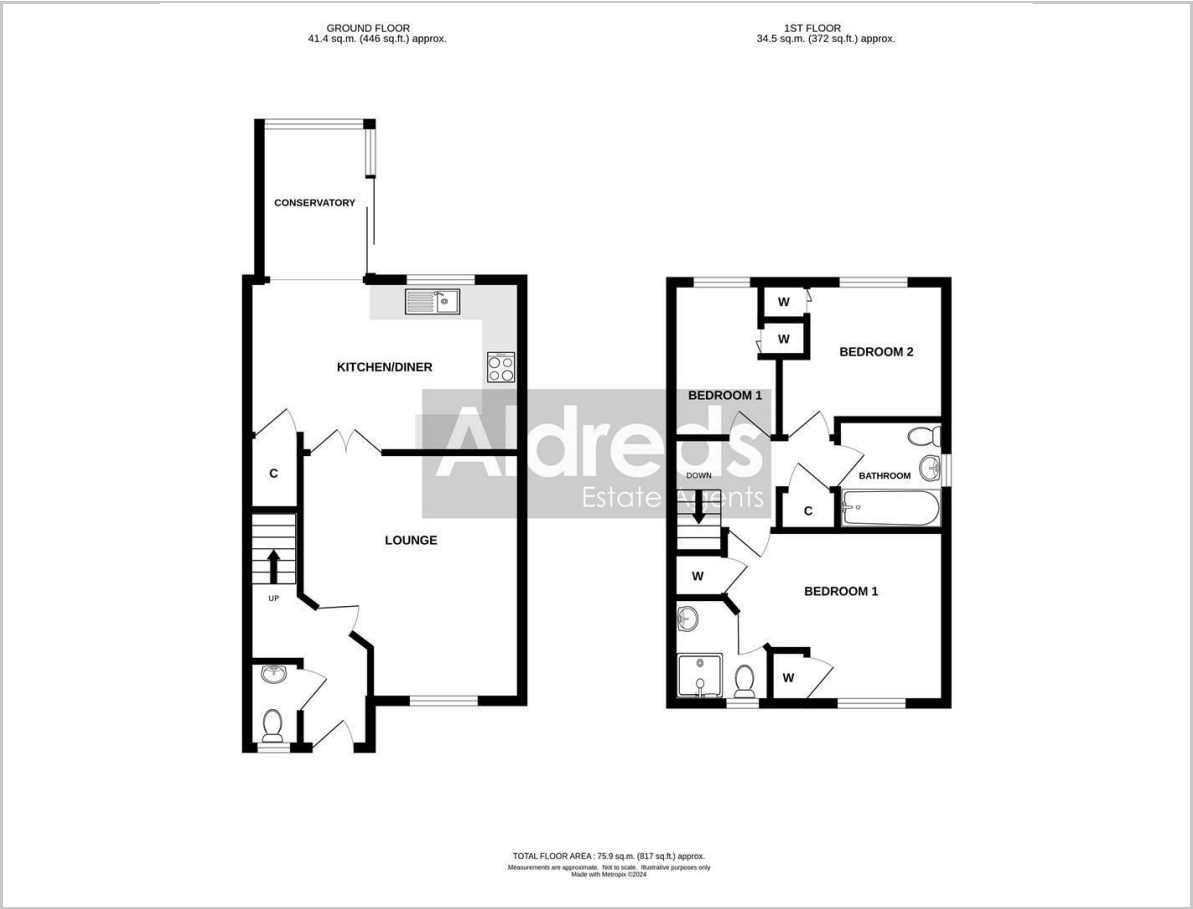
### Location

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.

Ref: G18024/03/24



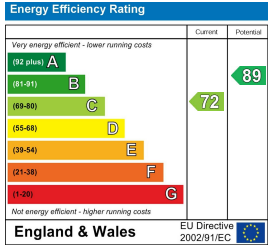
Floor Plan



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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