

**Aldreds**  
Estate Agents



9 St. Margarets Way

Hopton, Great Yarmouth, NR31 9RP

£265,000



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## 9 St. Margarets Way

Hopton, Great Yarmouth, NR31

This pleasantly positioned 2/3 bedroom detached house has a westerly facing rear garden and backs onto a park. The property is offered for sale with no onward chain.

### Entrance Porch

7'5" x 4'3" (2.26m x 1.30m)

UPVC entrance door with double glazed panels. Tiled floor. Built in cloaks/storage cupboard with cupboard above. Low fitted storage cupboard. Porthole window to side. UPVC double glazed windows to front.

### Entrance Hall

Laminate floor. Radiator. Low fitted storage cupboard. Built-in under stairs storage cupboard with automatic light. Stairs to first floor landing.

### Lounge

17'1" x 14'10" max, 12'3" min (5.21m x 4.52m max, 3.73m min)

Laminate floor. Radiator. Dark wood fitted drinks cabinet with display shelves and cupboards and drawers below. UPVC double glazed window to front aspect.

### Dining Room

9'10" x 9'8" (3.00m x 2.95m)

Laminate floor. Radiator. Thermostat control for heating. UPVC double glazed sliding patio door to a paved patio and the rear garden.

### Kitchen

11'4" x 9'9" (3.45m x 2.97m)

Worktops with cupboards and drawers below. Stainless steel one and a half bowl single drainer sink with mixer tap splashback. Matching wall cupboards. Tall cupboard with a built-in double oven and grill. Four ring AEG electric hob with a stainless steel extractor above. Integrated slimline dishwasher. Integrated washing machine. Integrated refrigerator. Kick space heater. Laminate floor. Cupboard concealing a wall mounted gas fired boiler. Serving hatch to dining room. UPVC double glazed window to rear aspect. UPVC door with double glazed panels to side.

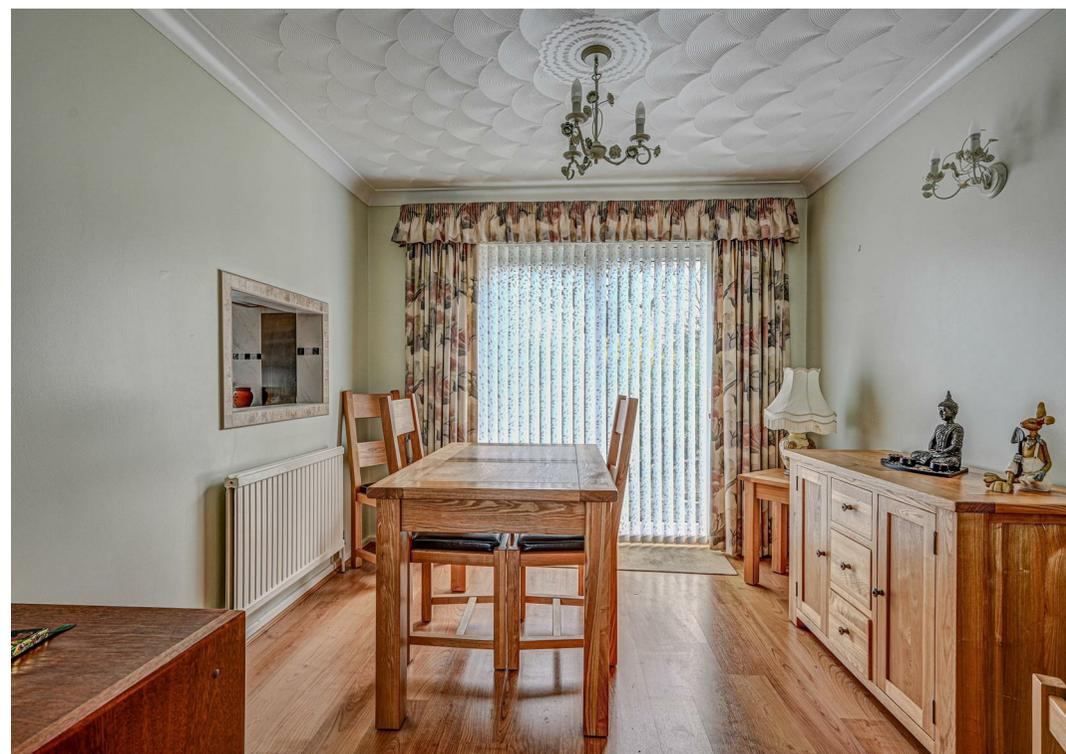
### Landing

Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Loft access hatch. UPVC double glazed window to side.

### Bedroom 1

12'3" x 11'1" (3.73m x 3.38m)

Radiator. Fitted wardrobes with matching overhead cupboards and bedside units. UPVC double glazed window to front aspect.





**Dressing Room (formerly Bedroom 3)**  
7'1" x 6'8" + recess (2.16m x 2.03m + recess)

Radiator. Built-in double wardrobe with cupboard above. Built-in over stairs storage cupboard. UPVC double glazed window to front aspect.

**Bedroom 2**  
11'2" x 9'5" (3.40m x 2.87m)

Laminate floor. Radiator. Built-in wardrobe. UPVC double glazed window to rear aspect.

**Bathroom**  
7'4" x 6'2" (2.24m x 1.88m)

White suite comprising panelled bath with tiled surround. Wash basin with cupboard below. Tiled splashbacks. WC with concealed cistern. Recessed shower cubicle with a mixer shower and screen door. Chrome towel radiator. Fitted mirrored wall cabinet. UPVC double glazed window to rear.

**Outside**

Shingled front garden for low maintenance. A driveway leads to a detached single garage 5.28m x 2.72m (17'4" x 8'11") with remote controlled electric roller shutter door, light and power, overhead storage space, open doorway and step down to a store room 2.72m x 2.01m (8'11" x 6'7") with tiled floor, UPVC double glazed windows to side and rear and a UPVC door with double glazed panel to the rear garden. There is a secure store room 8.18m x 1.04m (26'10" x 3'5") adjoining the property. The rear garden is enclosed, westerly facing and backs onto a park.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity and drainage are connected.

**Council Tax**

Great Yarmouth Borough Council - Band C

**Energy Performance Certificate (EPC)**

EPC rating:

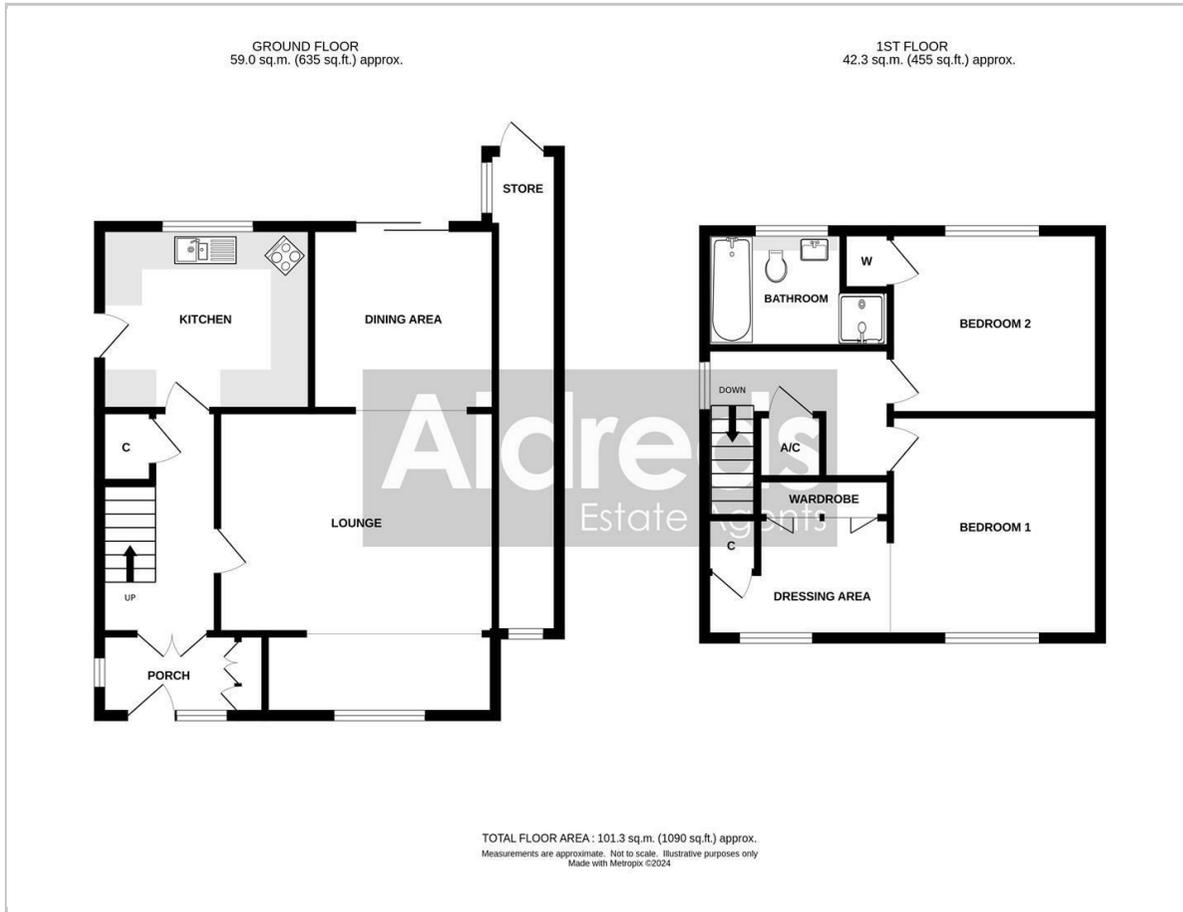
**Location**

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: G18028/03/24



## Floor Plan



## Area Map



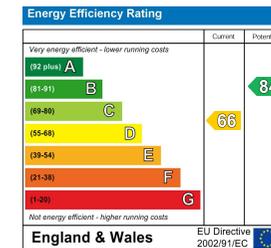
## Viewing

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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## Energy Efficiency Graph



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