

Aldreds
Estate Agents



Flowerday Close

Hopton, Great Yarmouth, NR31 9RR

Offers In Excess Of £220,000



Flowerday Close

Hopton, Great Yarmouth, NR31 9RR

A semi-detached bungalow with 2 double bedrooms, tucked away at the end of a cul-de-sac with additional parking and a garage.

Entrance Porch

Composite entrance door with double glazed panels and a UPVC double glazed panel above. Inner door to entrance hall.

Entrance Hall

Radiator. Built-in shelved storage cupboard. Smooth plaster ceiling with loft access hatch and an aluminium extending loft ladder to part boarded loft space. Coving.

Lounge/Diner

17'3" x 10'2" + bay (5.26m x 3.10m + bay)

Radiator. Television and telephone points. Coved and textured ceiling. Bay with UPVC double glazed windows to front aspect.

Kitchen

9'3" x 8'10" (2.82m x 2.69m)

Worktops with cupboards and drawers below. Stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Built-in fan assisted oven grill. Inset stainless steel four burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for washing machine and further spaces for fridge and freezer. Built-in shelved pantry cupboard. Radiator. Wall mounted gas fired boiler. Smooth plaster ceiling. Coving. UPVC double glazed windows to front and side.

Bedroom 1

13'7" x 10'2" (4.14m x 3.10m)

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

Bedroom 2

10'4" x 9'2" (3.15m x 2.79m)

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

Shower Room

6'8" x 5'7" (2.03m x 1.70m)

Fully tiled walls and a shower cubicle with a Mira mixer shower with a rainfall fitting above. Pedestal wash basin. WC. Large chrome towel radiator. Extractor. UPVC double glaze window to side.





Outside

The driveway to the front of the property has been extended to provide additional parking spaces and is bordered by raised planters with established shrubs. Cold water tap to the front of the property. The driveway leads to a semi-detached single garage 5.33m x 2.64m (17'6" x 8'8") with up-and-over door, light and power, overhead storage space, UPVC door side. A gate and fence between the property and the garage leads to paved area with steps leading up to a large decked area to the side of the property. The rear garden is laid to lawn with a paved patio area and paved pathway with raised planters leads towards the end of the garden where there is a raised concrete area for hot tub or patio area. Outside electric plug sockets to the side and rear of the property and also to the side of the garage.

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 (71), potential rating: B (88)



Agent's Note

The vendors have advised that a new gas fired boiler and radiators were installed in 2021.

Location

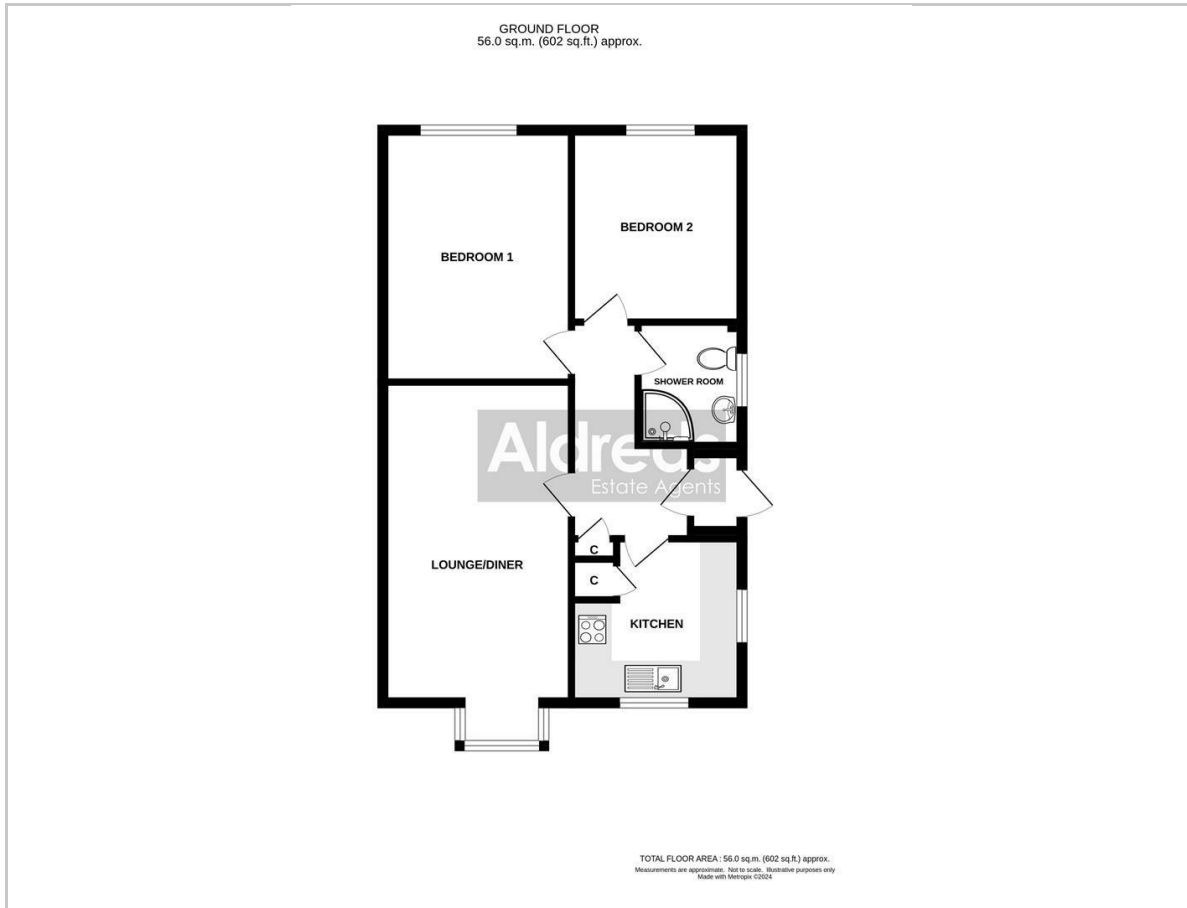
Hopton is a coastal village situated 2½ miles to the South of Gorleston and 5 miles North of Lowestoft * There are local shops * A Primary School for the 5 – 11 year old * Leisure facilities * Beach and bus services to the main towns.

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 right. The property will be found at the end.

Ref: G18036/04/24

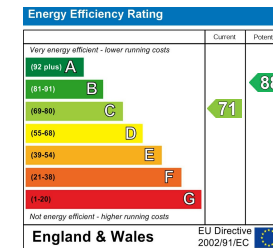
Floor Plan



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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