



Coast Road, Hopton Great Yarmouth NR31 9BT

welcome to

Coast Road, Hopton Great Yarmouth

A charming three-bedroom semi-detached property. Offering spacious accommodation throughout, and situated within the highly sought after village location of Hopton-On-Sea.



Entrance Porch

uPVC double glazed entrance door and windows to front aspect. Further wooden and glazed panelled internal door opens into...

Entrance Hall

A welcoming entrance hall, comprising off carpeted flooring, radiator, ceiling light, coved ceiling, space under stairs, that could be transformed into a built in cupboard to maximize storage or functional home office, carpeted stairs to first floor landing, with double glazed window to side aspect, and doors allowing access to ground floor reception rooms

Front Room

13' 3" x 12' 1" (4.04m x 3.68m)

Spacious living area, with double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, coved ceiling, TV point, 2 x inset alcoves, and beautiful feature cast iron fireplace with wooden surround and marble hearth

Utility Room

8' 1" x 8' (2.46m x 2.44m)

Double glazed window to side aspect. Wall and base units, with granite effect worksurface over, space and plumbing for washing machine and tumble dryer, tiled splashback, 1 bowl stainless steel sink with mixer taps, power points, ceiling light, coved ceiling, tiled flooring, space for free standing fridge/freezer, doors into ground floor shower room and additional door gives access to...

Dining Room

10' 8" x 10' 1" (3.25m x 3.07m)

Tiled flooring, ceiling light, 2 x inset alcoves, radiator, wall sockets, and opening into...

Kitchen

9' 11" x 8' (3.02m x 2.44m)

A contemporary and well-appointed kitchen, with double glazed window, overlooking rear garden. Extensive range of wall/base, and drawer units, with complimentary marble effect worksurfaces over, space for oven, 1.5 bowl composite sink and drainer

with stainless steel mixer taps, space and plumbing for under counter dishwasher, additional under counter space for fridge, partially tiled splashback, tiled flooring, LED spotlighting, power points, coved ceiling, and door to...

Rear Walk Through

Additional storage space, with double glazed uPVC door to rear garden. Radiator, tiled flooring, ceiling light, wall mounted boiler, and wall sockets

Ground Floor Shower Room

Glass block windows to rear. W/C, wash hand basin, built-in shower cubicle, with wall mounted electric shower attachment and glass door opening, fully tiled walls, tiled flooring, ceiling light, and extractor fan.

First Floor Accomodation Landing

Carpeted flooring, ceiling light, built-in storage cupboard, and doors allowing access to first floor bedrooms and family bathroom

Master Bedroom

13' 3" x 10' 4" (4.04m x 3.15m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, built-in wardrobes, and coved ceiling

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, coved ceiling, and built-in wardrobes

Bedroom Three

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, coved ceiling, and radiator

Family Bathroom

Dual aspect windows to rear aspect. Panelled bath, wash hand basin with fitted vanity storage units

under, W/C, built-in shower cubicle, with thermostatic shower attachment, and glass door opening, radiator, ceiling light, extractor fan, and fully tiled walls

Rear Garden

A beautifully presented and thoughtfully landscaped rear garden, fully enclosed by a timber fence with brick pillar boundary, offering an excellent degree of privacy. Predominantly laid to a well-maintained lawn, the garden also features an adjoining paved patio area extending to the side of the lawn, creating an ideal space for outdoor dining, entertaining, and relaxing. The garden is attractively framed by mature trees, an array of potted plants, and raised flower beds. To the rear are two useful storage sheds, while a charming summer house positioned just off the patio provides a delightful retreat or additional entertaining space. Further benefits include outdoor lighting, a cold water tap, and gated side access leading to the front of the property.

Front Exterior

Large concrete driveway provides secure off road parking for ample vehicles. Gated access to rear.

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Coast Road, Hopton Great Yarmouth

- Well Presented Three-Bedroom Semi-Detached Property
- Spacious Accommodation Throughout
- Landscaped Garden to the Rear
- Utility Room, Ground Floor Shower Room & Separate Family Bathroom
- Open Plan Dining Room & Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£270.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108270 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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