

£230,000  
Asking Price



## Buzzard Close

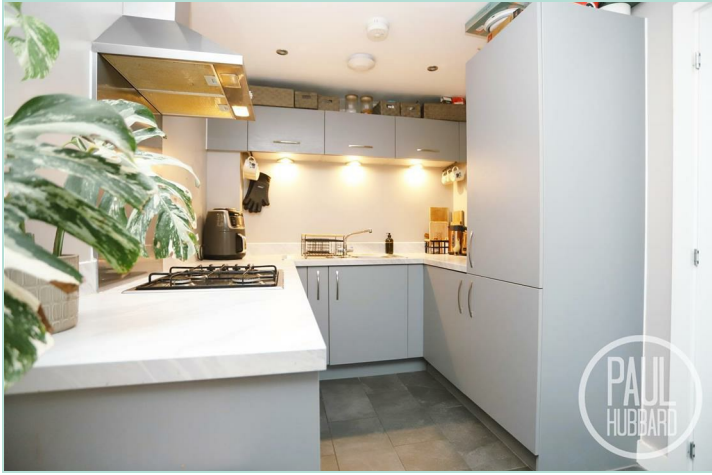
Great Yarmouth, NR31 9YF

- Stunning semi-detached home
- Set on Bowlers Green development in sought after Hopton-on-Sea
- 2 double bedrooms
- Off road parking for multiple vehicles
- 3 year old home built by prestigious Lovell builders
- Open-plan kitchen/ diner
- Sitting room with French doors to the garden
- Presented to a high standard throughout
- 10 year NHBC warranty (around 7 years remain)
- Close to local amenities, shops & schools

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### Location

Hopton-on-Sea is a charming coastal village with a wide, dog-friendly beach stretching toward Suffolk, perfect for walks along the sand or exploring the scenic surroundings and local wildlife. The village is home to Potters Resort, the UK's only all-inclusive holiday resort, which hosts the annual World Indoor Bowls Championships each January. Visitors can enjoy traditional seaside amusements, fresh fish and chips, and other local amenities, while its location between Great Yarmouth and Lowestoft makes it easy to explore the east coast. Great Yarmouth offers piers, shopping, and dining, while Lowestoft features a flat beach, promenade, museums, a wildlife park, and the Gulliver wind turbine at Ness Point. With the Norfolk Broads and Norwich also within reach, Hopton-on-Sea combines coastal charm with access to nearby attractions.



### Entrance Hall

Composite entrance door to the front aspect, laminate flooring, radiator, fitted cupboard (housing the consumer unit), stairs leading to the first floor landing, under stairs storage space and door opening to the kitchen & sitting room.

### Cloakroom

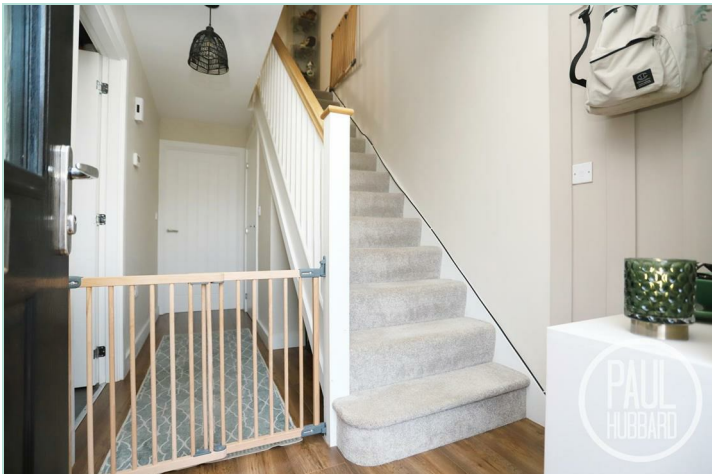
1.72 x 0.84

Laminate flooring, radiator, toilet with hidden cistern, wall mounted wash basin with mixer tap, extractor fan and a tile splash back.

### Kitchen/ Diner

4.38 x 2.21

Tile flooring, UPVC double glazed window to the front aspect, spotlights, radiator, units above & below, under cabinet lighting, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & stainless steel extractor hood, integrated fridge-freezer and space for a washing machine.



### Sitting Room

4.26 x 2.77

Laminate flooring, radiator and UPVC double glazed windows & French doors to the rear aspect.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 & the family bathroom.

### Bedroom 1

4.22 x 2.49

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

4.23 max x 2.55 max

Fitted carpet, x2 UPVC double glazed window to the front aspect, radiator and a door opening to the airing cupboard (housing the Ideal gas combi boiler).

### Bathroom

2.02 x 1.97

Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet with hidden cistern, wall mounted wash basin with a mixer tap, extractor fan, panelled bath with a mixer tap, a mains-fed shower set above, glass shower screen and tile splash backs.





### Outside

The property benefits from a low-maintenance front garden, featuring bark chippings and a lawned area. A brick weave driveway provides off-road parking for multiple vehicles, along with an outdoor tap and gated access to the rear. The main entrance door is positioned at the front and is sheltered by a storm porch.

The rear garden is a generous size and predominantly laid to lawn, complemented by a patio seating area and a timber storage shed. The space is fully enclosed by a combination of brick walling and panel fencing.

### Agent note

Please be advised that maintenance fees will be introduced effective to cover ongoing property upkeep, property and site related expenses. Please call our office for more information.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



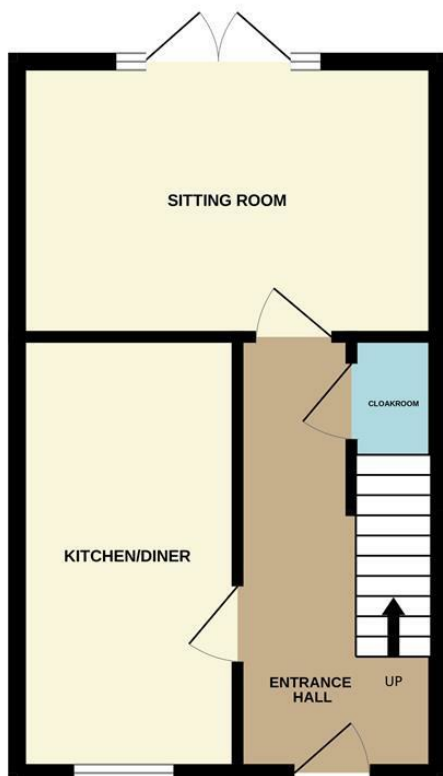




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
 327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements