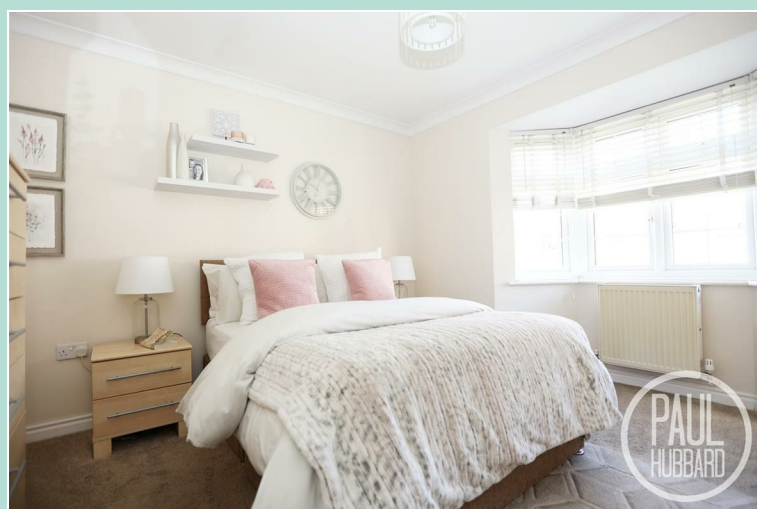


£325,000  
Offers In Excess Of



## Manor Gardens

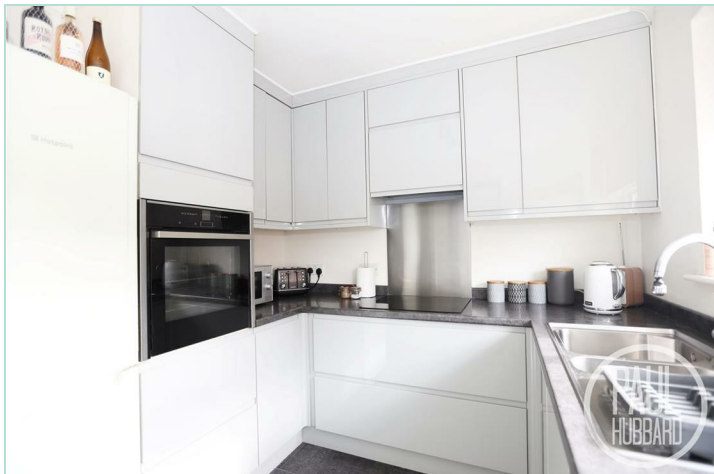
Norfolk, NR31 9SN

- Beautifully presented throughout
- Three double bedrooms
- Ample parking with garage
- Large rear gardens
- Modern kitchen and bathroom
- Sought after Hopton location
- Moments walk to Hopton beach
- Close to local amenities
- Spacious hallway
- Open plan lounge/diner

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**PAUL  
HUBBARD**



## Summary

**\*\* SUBSTANTIAL SIZED PLOT \*\*** With this stunning three bedroom detached bungalow in highly desirable Hopton location! Featuring open plan lounge/diner, modern kitchen and bathroom, ample off road parking with brick built garage!

## Location

Part of the stunning and idyllic south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on east coast of Norfolk, just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, James Paget Hospital, Gorleston golf club, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth, Lowestoft and surrounding areas.

## Entrance hall

Light and airy hallway comprising; Composite door opening to side aspect, laminate flooring, doors opening to bathroom, kitchen, lounge/diner, storage cupboard and into bedrooms 1-3

## Bedroom 1

13'9" 9'6"

UPVC double glazed window to front aspect and carpet flooring

## Bedroom 2

12'1" 11'5"

Bay UPVC double glazed window to front aspect and carpet flooring

## Bedroom 3

9'6" 7'2"

UPVC double glazed window to side aspect and carpet flooring



### Kitchen

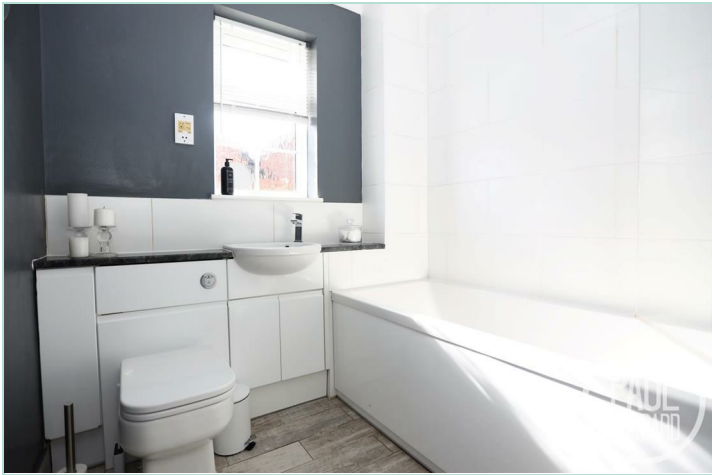
10'9" 7'10"

UPVC double glazed window to side aspect, UPVC double glazed door opening to side patio seating area. Vinyl flooring, units above and below work surfaces with inset stainless steel sink and drainer. Integrated NEFF tilt and slide oven, NEFF induction hob and extractor fan. Roll out larder drawers, spaces for fridge freezer and washing machine.

### Bathroom

8'2" 6'2"

UPVC double glazed window to side aspect, tile flooring, vanity sink and toilet, heated towel rail and panelled bath with mains fed shower above



### Lounge/diner

21'7" 12'5"

UPVC double glazed window to rear aspect, UPVC double glazed French doors opening out on to raised decking seating area and carpet flooring

### Outside

A gorgeous detached bungalow set just a moments walk from Hopton Beach and is located within a quiet cul de sac. Offering paved parking to front with up and over door opening into garage - (4.8m x 2.7m) A decorative laid lawn borders to front and allows for gated access leading into rear. To the rear is a raised decking seating area overlooking a stunning laid lawn garden with raised beds to border. An additional paved seating resides to far side with garden shed and door access leading into garage.

### Financial services

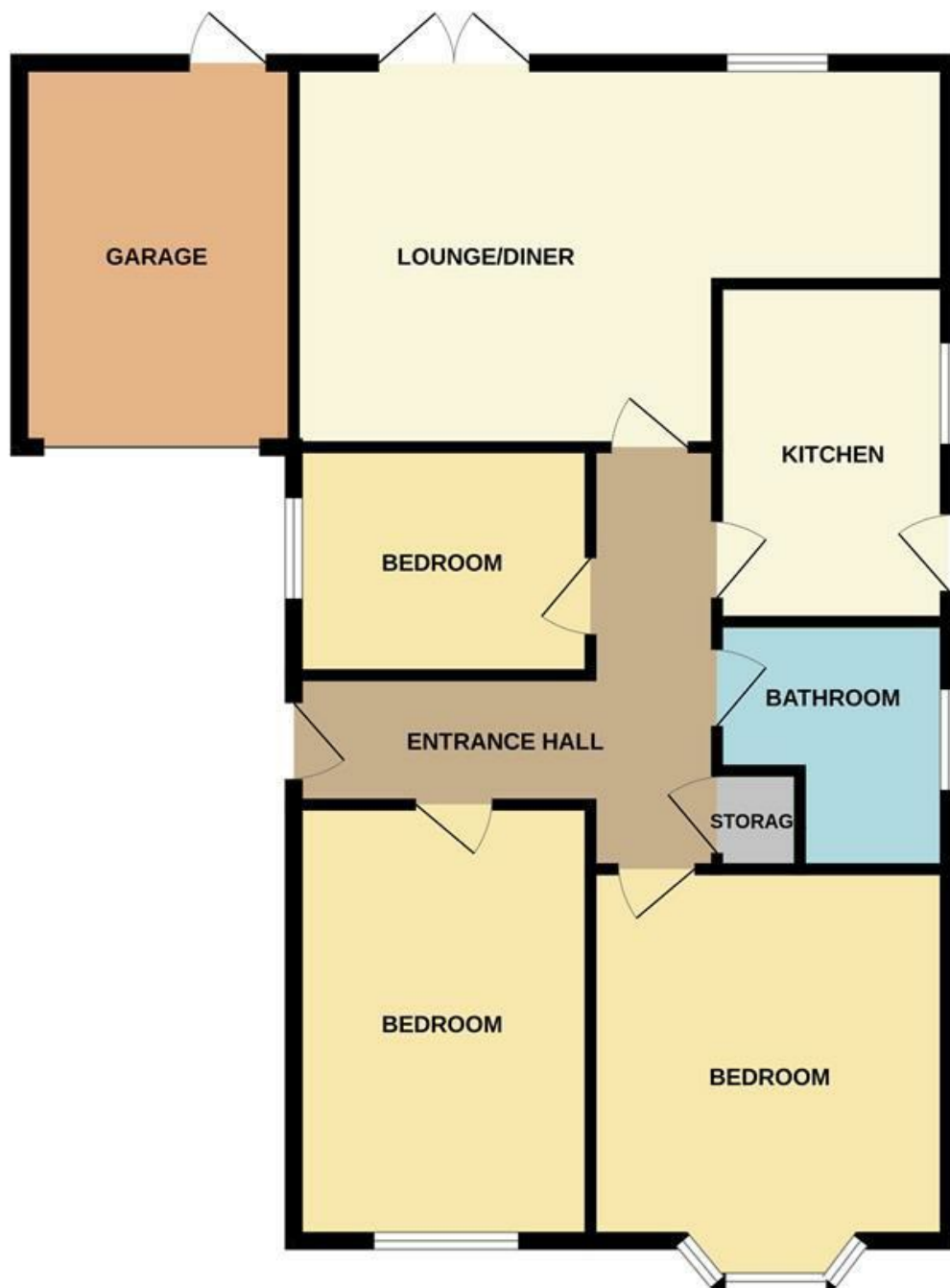
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## GROUND FLOOR



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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