



**The Laurels, Hopton Great Yarmouth NR31 9DD**

**welcome to**

**The Laurels, Hopton Great Yarmouth**

Where village living meets convenience. William H Brown are delighted to present to you this charming 3- bedroom Semi-detached property. Offered to the market with NO ONWARD CHAIN. Call us today on (01493) 661999



### **Entrance Hall**

A welcoming entrance hall, comprising of double glazed uPVC entrance door to front aspect. Carpeted flooring and stairs to first floor landing, radiator, ceiling light. Door allows access into....

### **Lounge**

13' 3" x 11' 1" ( 4.04m x 3.38m )

Spacious living area, with dual aspect double glazed windows to front aspect. Carpeted flooring, ceiling light, wall sockets, TV point, radiator, under stairs storage cupboard, and additional built-in storage cabinet

### **Kitchen**

10' x 8' 3" ( 3.05m x 2.51m )

A contemporary and well-appointed kitchen, with double glazed window and single uPVC door to rear aspect, allowing direct access into garden. An extensive range of wall/base and drawer units, with complimentary wooden worksurfaces over, built-in electric oven and hob with concealed extractor over, space and plumbing for washing machine, space for free standing fridge/freezer, 1 bowl stainless steel sink and drainer with mixer taps, integrated dishwasher, power points, vinyl flooring, ceiling light, radiator, and partially tiled walls

### **Family Bathroom**

Double glazed opaque window to rear aspect. Panelled bath, with chrome thermostatic wall mounted shower attachment over bath, W/C, fitted vanity storage unit, with wash hand basin, heated towel radiator, vinyl flooring, extractor fan, and ceiling light

### **First Floor Accommodation**

#### **Master Bedroom**

11' 3" x 8' ( 3.43m x 2.44m )

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

#### **Bedroom Two**

10' 11" x 7' 5" ( 3.33m x 2.26m )

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

#### **Bedroom Three**

8' 6" x 7' 11" ( 2.59m x 2.41m )

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

### **Rear Garden**

A well presented rear garden, a combination of timber fencing and attractive brick fence posts surround the garden, as well as mature trees, offering an enhanced sense of privacy. Predominantly laid with a well maintained lawned area, providing an ideal spot for outdoor dining and entertaining. A small paved patio area sits to the rear, with an adjacent timber storage shed. Further benefits include gated access to the rear, which leads you to allocated parking for two cars and outside water taps

### **Front Exterior**

The property enjoys an aesthetically pleasing front exterior, creating an attractive first impression. A generous lawned area extends to the side of the property, providing an attractive expanse. A paved pathway runs alongside the lawn, guiding you to the front entrance offering practical access

### **Agents Notes**

White goods including in the sale of the property



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welcome to

Awaiting Photograph

## The Laurels, Hopton Great Yarmouth

- \*CHAIN FREE\* Three Bedroom Semi-Detached Family Home
- Double Glazing and Gas Central Heating
- Well Presented Front and Rear Garden
- Spacious Reception Rooms
- Allocated Parking for Two Cars

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA108279 - 0002

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william h brown



**01493 661999**



Gorleston@williambrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



**williambrown.co.uk**