



## 13 Station Road, Hopton

OIRO £260,000 Freehold

This delightful 3-bedroom mid-terraced house is nestled in the heart of the charming coastal village of Hopton and exudes character and contemporary charm. Tastefully presented and offering a modern interior with ample living space, this property is sure to impress those seeking a comfortable and stylish home. This property presents an opportunity to own a well-located, beautifully maintained home in a desirable coastal setting.

## Location

Station Road, Hopton, NR31 9BE is situated in a peaceful and charming village location, offering a perfect blend of tranquility and convenience. The property is well-connected with excellent transport links, including the nearby A12 for easy access to Great Yarmouth and Lowestoft. Hopton is known for its beautiful coastal setting, providing residents with the opportunity to enjoy scenic beach walks and the fresh sea breeze. The area also offers a range of local amenities, including shops, schools, and recreational facilities, making it an ideal place for families and professionals alike. Whether you're looking to enjoy the serene village atmosphere or explore the surrounding coastal beauty, this location provides the best of both worlds.



## Station Road

Upon entering the property, you are welcomed by an entrance porch leading to a cosy lounge adorned with a wood burner, creating a warm and inviting ambience. The kitchen boasts a range of base and wall-mounted storage units, gas hob, and integrated appliances, making meal preparation a breeze.



A lobby and shower room complete the ground floor layout, providing convenience and functionality.

Heading upstairs, a well-appointed landing leads to the master bedroom with an ensuite bathroom, along with two additional bedrooms offering comfortable living spaces. The master bedroom features a vaulted ceiling, adding a touch of elegance to the room. The additional rooms offer versatility to suit your needs for a home office or additional accommodation for guests.

Outside, the property offers a front garden and a generously sized rear garden that is well-maintained and enclosed, providing a private outdoor space for relaxation and entertainment. A sun trap patio area and two outbuildings enhance the appeal of the garden, creating a perfect setting for al fresco dining or simply basking in the sun.

The property benefits from gas central heating, sealed unit double glazing, and off-road parking with a driveway leading to a large double garage equipped with an electric roller door, power, and light. This additional space offers ample storage and parking options, catering to the needs of modern-day living.

#### **Agents Notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: A

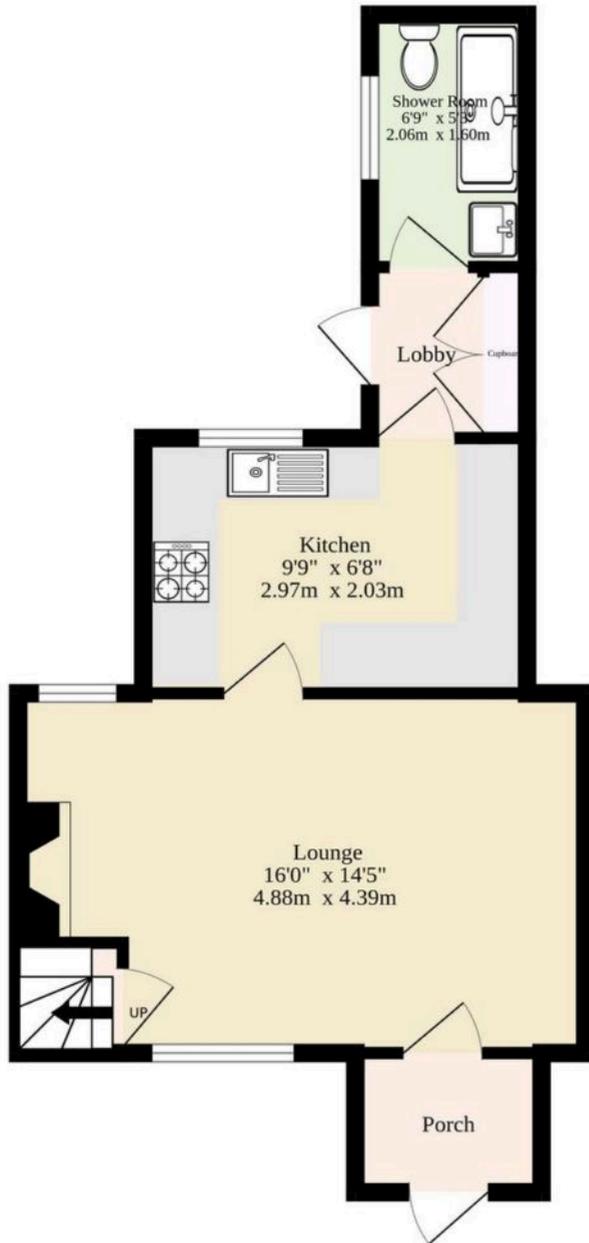
Tenure: Freehold

EPC Energy Efficiency Rating: C

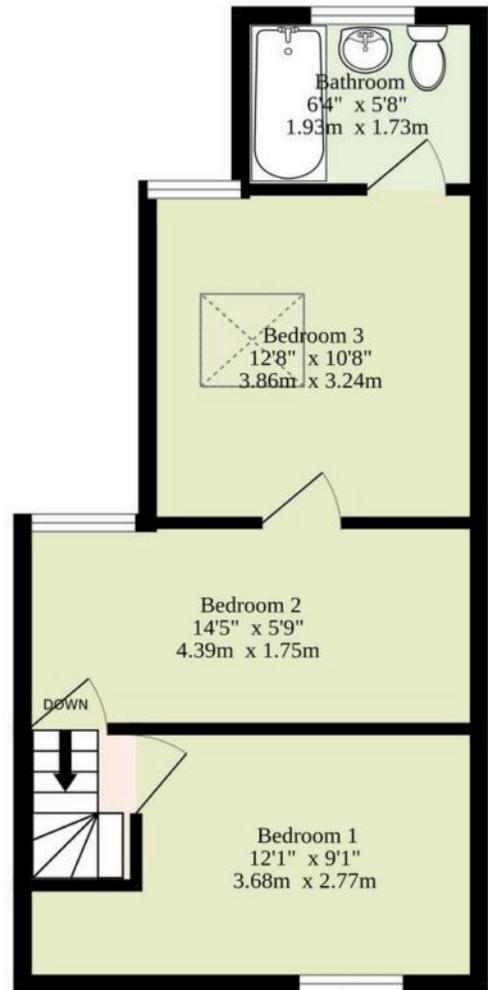
EPC Environmental Impact Rating: D



**Ground Floor**  
359 sq.ft. (33.4 sq.m.) approx.



**1st Floor**  
371 sq.ft. (34.5 sq.m.) approx.



**TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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