

£235,000
Asking Price

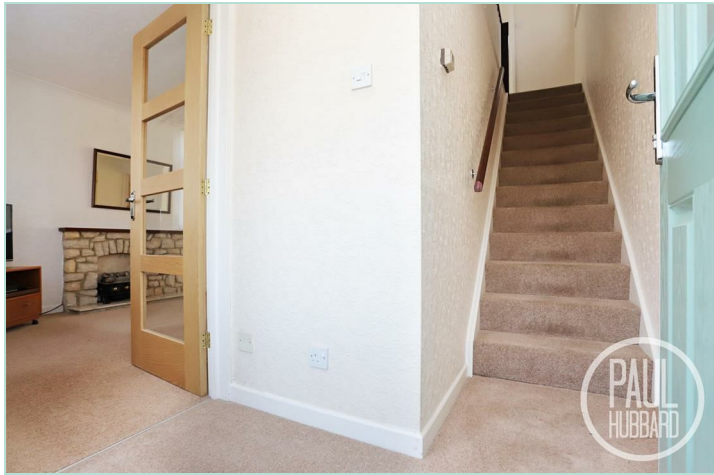


Potters Drive

Hopton, NR31 9RH

- Semi detached family home
- 3 separate bedrooms
- Fully enclosed rear garden
- Off road parking for multiple vehicles
- Detached brick built garage
- Chain free
- Neutral decor throughout perfect for personalisation
- Spacious open-plan lounge/diner
- Sought after cul-de-sac in Hopton on sea
- Close to local amenities & shops

**PAUL
HUBBARD**



Location

This property is nestled in the heart of Hopton, a seaside village situated on the stunning and idyllic east coast of Norfolk, just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. The village amenities 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.

Porch

UPVC entrance door to the front aspect, UPVC double glazed windows, tile flooring and a door opening into the entrance hall.

Entrance Hall

Fitted carpet, radiator, stairs leading to the first floor landing and a door opens into the lounge/diner.

Lounge/ Diner

6.99 max x 3.99 max

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators, fireplace, under-stair storage cupboard, UPVC double glazed window to the rear aspect and a door opens into the kitchen.



Kitchen

2.76 x 2.36

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, spaces for a fridge & washing machine and a UPVC door opens into the conservatory.



Conservatory

4.99 x 2.55

Tile flooring, UPVC double glazed windows, radiator, base units, laminate work surface, space for further appliances if desired, a UPVC door opens to the side and UPVC French doors open to the rear garden.

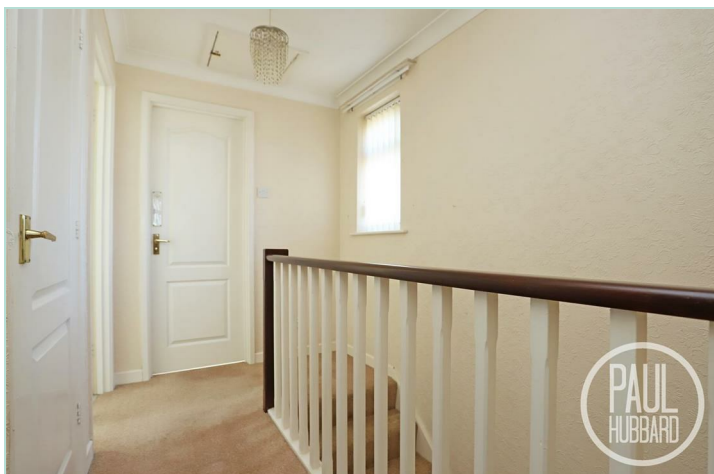
Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, airing cupboard (housing the hot water cylinder), loft access and doors opening to bedrooms 1-3 & the shower room.

Bedroom 1

4.10 max (into wardrobe) x 3.11 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.





Bedroom 2

3.16 max x 2.79 max

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

Bedroom 3

2.34 x 2.39

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

Shower Room

2.37 x 1.65

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, part tiled walls, toilet, pedestal wash basin with mixer tap and a mains-fed shower set into a cubicle enclosure.

Outside

The front garden features a brick weave driveway leading to the garage, with a neatly maintained lawn to the side. Landscaped shrubbery beds add character, while fencing provides definition along the side aspect. A side gate offers convenient access to the rear garden.

A spacious patio area extends into a beautifully landscaped garden with a laid lawn and mature shrubbery. A pathway leads to a greenhouse and shed, while well-tended vegetable patches enhance the outdoor space. A side access gate connects the rear garden to the front.

Garage

The garage is fitted with an electric roller door for easy access. A rear window allows natural light to enter. The space benefits from a running electricity supply, making it ideal for storage or use as a workspace.

Financial Services

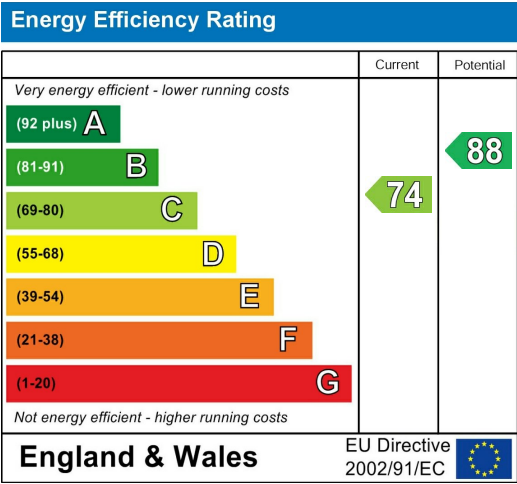
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk Council



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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