



ADDRESS
5 Noel Close
Hopton
Norfolk
NR31 9RT

TENURE
Freehold

STATUS
Chain Free

LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299

'AN IDEAL CHOICE FOR INDIVIDUALS OR COUPLES SEEKING A RELAXED AND COMFORTABLE LIFESTYLE.'



**FIND
YOUR
NEST**

The Tour

This charming 1970s mid-terrace bungalow offers a delightful blend of modern convenience and classic style. Step inside the light-filled entrance porch, complete with built-in storage for coats and shoes, and be greeted by a sense of uncluttered ease.

The generous reception room, perfect for both relaxing and entertaining, offers ample space for dining and lounging areas. Large windows bathe the room in natural light, creating a bright and inviting atmosphere.

Double doors lead to a tranquil south-facing bedroom, featuring a large window overlooking the private gardens – your own slice of serenity. The adjacent kitchen boasts fitted cabinetry with designated spaces for essential appliances, keeping the space organized and functional. A dedicated cupboard houses the hot water cylinder, while the wall-mounted gas central heating boiler ensures easy maintenance.

A delightful surprise awaits at the rear: a sun-drenched conservatory addition provides a charming vestibule and access point to the private garden. Step outside and discover a haven of tranquility. The mainly lawned gardens offer ample green space, perfect for summer barbecues or quiet afternoons spent soaking up the sun. A large patio area provides the ideal spot for al fresco dining, while a storage shed keeps gardening essentials neatly tucked away. Beyond the garden, a designated parking area comfortably accommodates two cars parked in tandem.

This delightful 1970s bungalow is perfect for those seeking a light-filled and easy-to-maintain home with a touch of classic character. Its convenient location, private garden oasis, and ample storage solutions make it an ideal choice for individuals or couples seeking a relaxed and comfortable lifestyle.

The Area:

Hopton-on-Sea, a charming village nestled on the Norfolk coast, beckons those seeking a relaxed lifestyle intertwined with stunning natural beauty. Just six miles south of the bustling seaside town of Great Yarmouth, Hopton offers a perfect escape, its peaceful atmosphere a welcome contrast to the vibrant energy of its neighbor. Yet, its convenient location near the A149 ensures easy access to the wider region, allowing you to explore the best of what Norfolk has to offer.

The village itself offers a convenient store and post office for everyday needs, with a wider variety of shops and supermarkets in neighbouring towns, Gorleston & Lowestoft, both just a short drive away.

Beyond its practicalities, Hopton offers an abundance of charm. The village's jewel is its beautiful sandy beach, a haven for swimming, sunbathing, and building sandcastles. Explore the ruins of the historic St. Margaret's Church, a captivating reminder of the village's rich past. Or, take a stroll through the Millennium Garden or the nearby Fritton Decoy, allowing yourself to be enveloped by the tranquility of nature.

During January, Hopton becomes the center of the indoor bowling world, hosting the prestigious World Indoor Bowls Championships. If you're looking for family fun, Great Yarmouth awaits with its exciting array of amusement arcades, the Pleasure Beach, and the Sea Life Centre, promising an unforgettable day for all ages.

Hopton-on-Sea is more than just a place to live; it's a place to belong. The village fosters a welcoming and close-knit community, where you can connect with like-minded individuals and experience the true essence of coastal living. Whether you seek a peaceful retreat or a charming base for exploring the beauty of Norfolk, Hopton-on-Sea offers an idyllic haven waiting to be discovered.

Points to note:

Tenure: Freehold
Heating: Gas Central Heating & HWC
Approx Heating & Lighting Costs: £36 pcm
Council Tax: Band A (£1,406.10)
Energy Performance: C 71

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



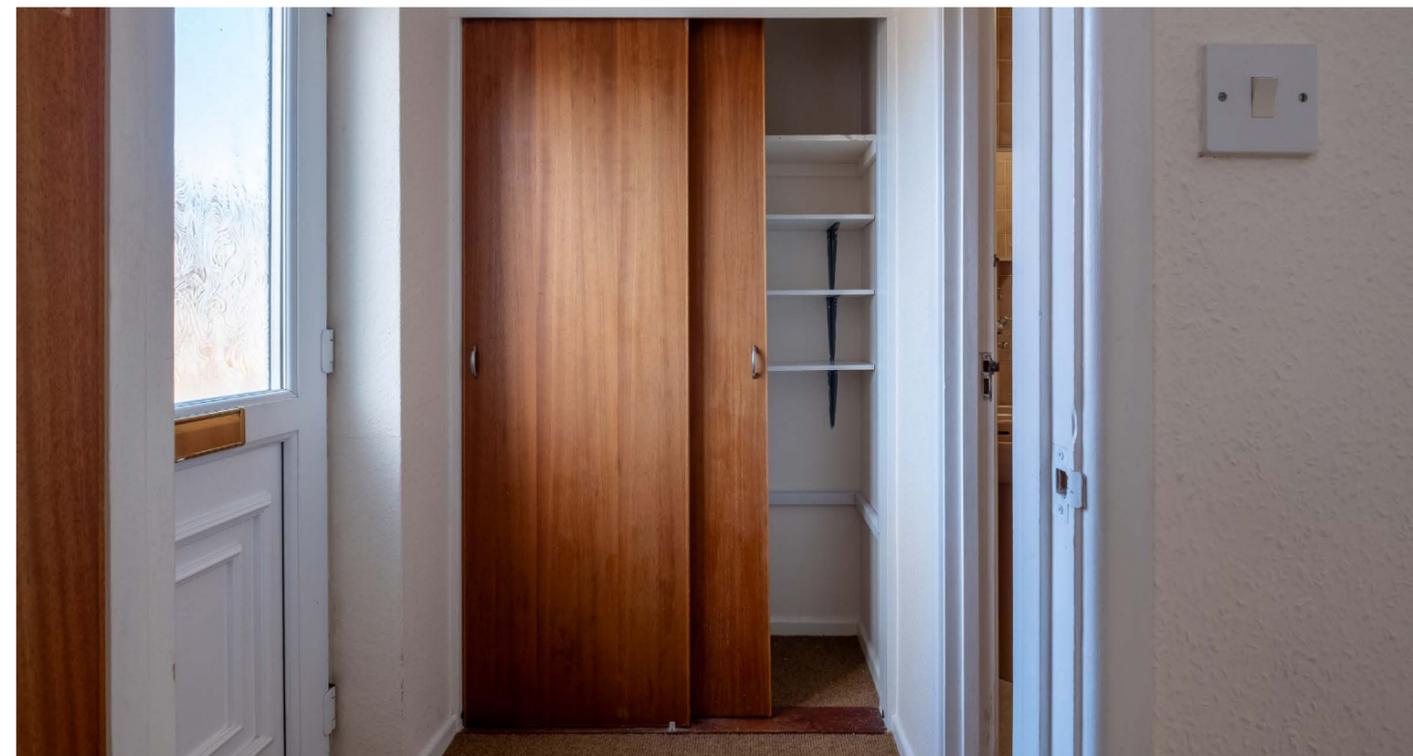
Kitchen with conservatory/lobby to the rear



North facing living room



Living/dining room



Entrance porch



**FIND
YOUR
NEST**



Family bathroom



Double bedroom with south facing view over gardens



Rear garden



Carparking area beyond the rear garden

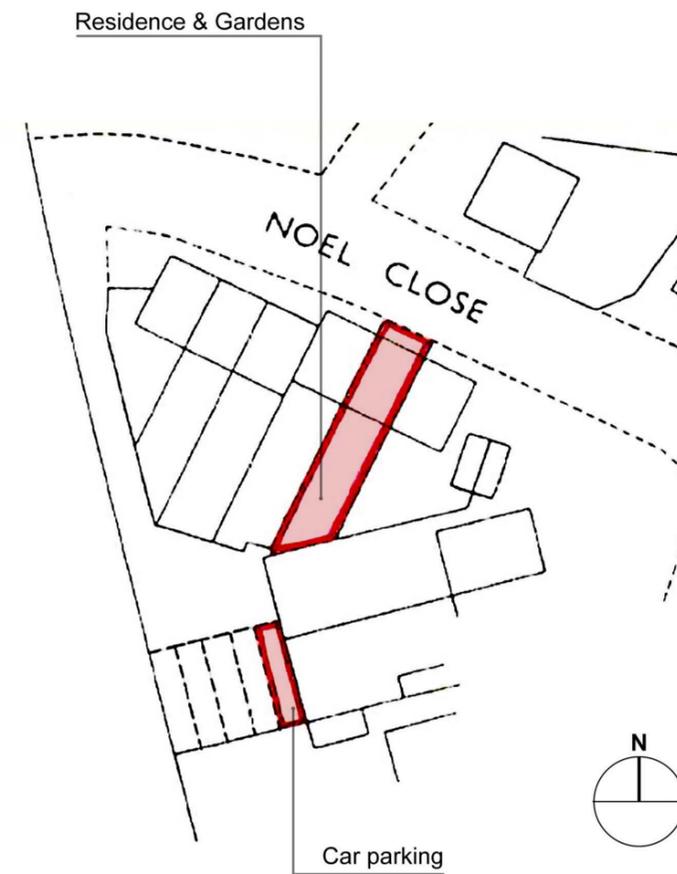
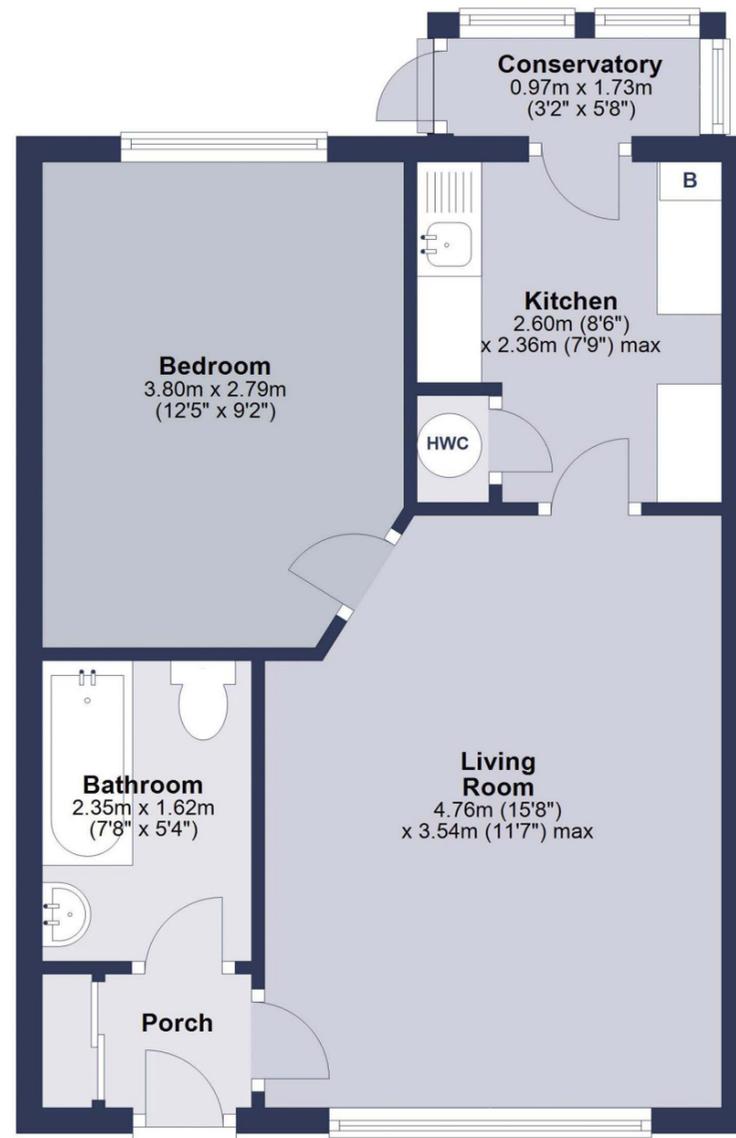
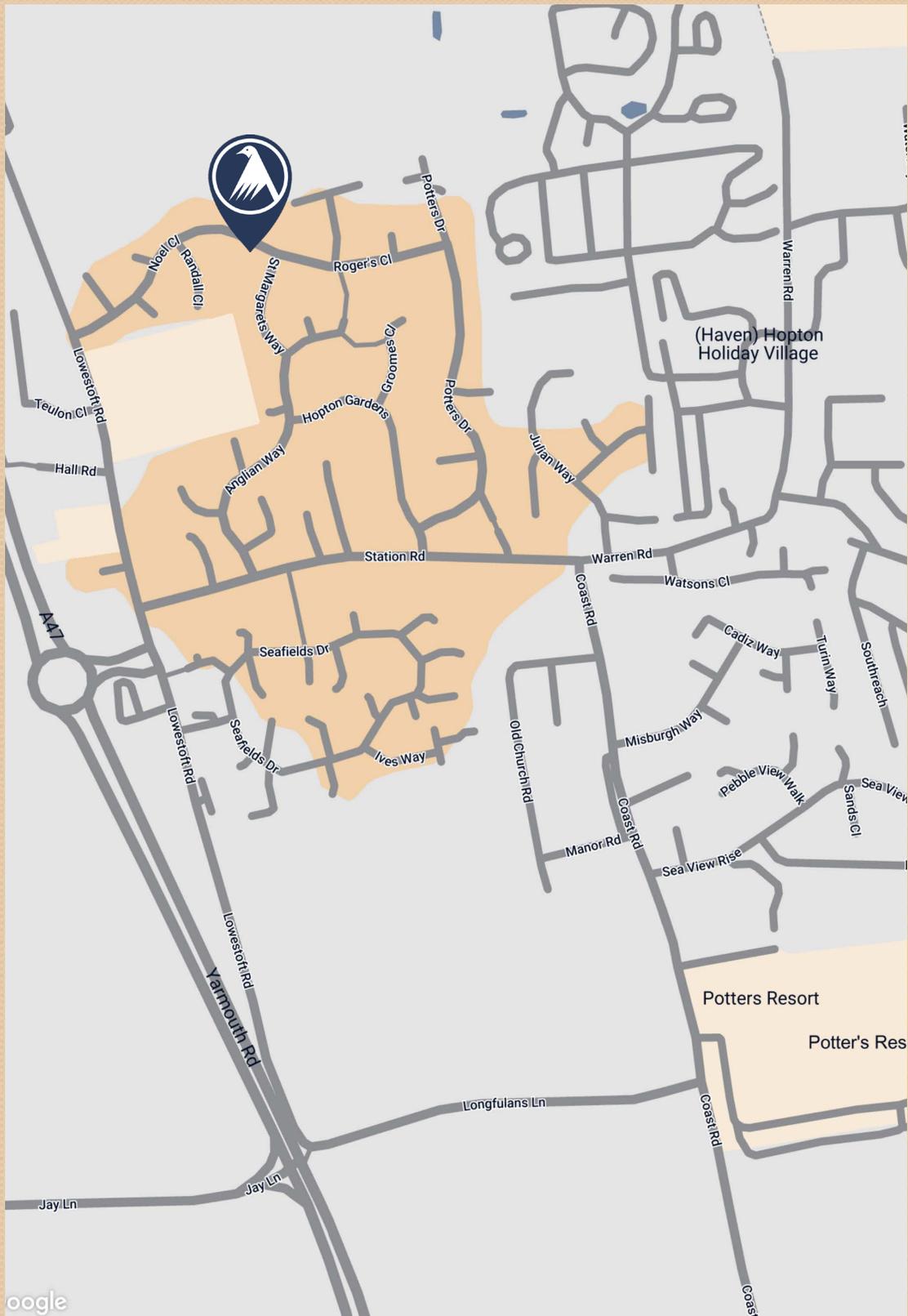


Illustration for identification purposes only,
measurements are approximate.
Plan not to scale.

Ref: 7316



oogle

NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property