



ADDRESS
Hillside
Hall Road
Hopton-On-Sea
Norfolk
NR31 9AX

TENURE
Freehold

STATUS
Vendors have already found

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‘THE HOUSE IS INGENUOUSLY DESIGNED TO FOSTER A HARMONIOUS RELATIONSHIP WITH ITS GARDEN AND SURROUNDINGS.’

The Tour

Nestled in a secluded countryside setting on Hall Road, Hopton-on-Sea, this modern family home exudes charm and tranquillity. Tucked away at the end of a block-paved driveway, the property is greeted by a picturesque front garden adorned with raised beds brimming with lush shrubs and greenery. The lengthy driveway offers ample parking space and leads to a separate garage, ensuring convenience and functionality.

Stepping inside, the meticulously maintained accommodation spans two storeys, showcasing a contemporary interior that maximises the quality of natural light. The house is ingeniously designed to foster a harmonious relationship with its garden and surroundings, with numerous doors leading to various terraces and lawns, creating an inviting flow between indoor and outdoor spaces.

The primary entrance, via the utility/lobby, provides a practical area for leaving coats and shoes. At the back of the house, an impressive open-plan kitchen and breakfast room unfolds in a seamless layout. Thoughtfully chosen materials, including oak block style surfaces, chrome lighting, and sanitaryware, complement the sleek shaker cabinetry that conceals all requisite appliances.

Adjacent to the kitchen, the main reception areas exude comfort and style. The generous living room, with its large picture windows, offers stunning views of the open countryside. During cooler months, the log burner serves as a cosy focal point. French doors connect the living area to a spacious dining room, ideal for entertaining. The dining room further merges interior and exterior spaces with double doors leading to the private rear gardens and BBQ area.

The ground floor also features a central hallway, a sunroom with uninterrupted views and patio doors, and a convenient shower room. Upstairs, four double bedrooms and a family bathroom span the first floor, each room characterised by a serene aesthetic and meticulous attention to detail. Natural light floods each bedroom, providing views of the garden or fields beyond.

The enchanting gardens extend from several access points within the house, fostering a delightful connection between indoors and out. A BBQ and outdoor dining area, enhanced by artificial lawn and glass screens, leads to a verdant lawn dotted with specimen trees, a haven for local birds. Flowering borders and a line of fruit trees, including apples and pears, further enrich the space. Adjacent, a shed provides firewood storage, alongside a productive vegetable garden with raised beds and an additional storage shed.

Completing this wonderful property is a large garage and car port, offering sheltered parking and workshop space for enthusiasts. This modern family home on Hall Road, Hopton-on-Sea, is a true sanctuary, combining contemporary living with the serene beauty of its countryside surroundings.

Points to note:

Tenure: Freehold

Heating: Oil fired Central Heating, and Solar Panels

Average Heating & Lighting Costs: £150 pcm

Council Tax: Band E (£2,703.25)

Energy Performance: C 69



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The Area

Hall Road in Hopton-on-Sea, Norfolk, perfectly blends rural tranquillity with coastal charm. Situated between Great Yarmouth and Lowestoft, this picturesque village offers a serene lifestyle with convenient access to larger towns. Its scenic landscapes, where lush countryside meets stunning coastline, make it an attractive place to live.

Families benefit from excellent local schools. Hopton Church of England Primary Academy is well-regarded, while secondary education is provided by nearby Cliff Park Ormiston Academy and Ormiston Denes Academy in Lowestoft.

Essential shopping needs are met within the village, which hosts a convenience store, post office, and pharmacy. For more extensive shopping, Great Yarmouth and Lowestoft offer a variety of supermarkets, high street stores, and independent boutiques.

Residents enjoy a wealth of activities and attractions. Hopton Beach, with its golden sands and panoramic North Sea views, is perfect for family outings. Pleasurewood Hills Theme Park, just a short drive away, offers rides and attractions for all ages. The Norfolk Broads National Park provides opportunities for boating, fishing, and scenic walks.

Great Yarmouth's bustling seafront features the historic Pleasure Beach amusement park and the Sea Life Centre, along with numerous restaurants and cafes. Lowestoft, with its rich maritime heritage, offers the East

Anglia Transport Museum and the peaceful Carlton Marshes Nature Reserve.

A nearby gem is Lound Lakes, a nature reserve offering tranquil walking trails, birdwatching opportunities, and beautiful lakeside views. Managed by the Suffolk Wildlife Trust, it's a perfect spot for nature enthusiasts.

Local pubs and restaurants, such as The White Hart and The Turnstone, are beloved for their welcoming atmospheres and delicious meals. The active community centre hosts events throughout the year, fostering a strong sense of community.

Hall Road in Hopton-on-Sea offers a serene and fulfilling lifestyle. With excellent schools, convenient shopping, and a wealth of local attractions, it is an ideal location for families, retirees, and anyone seeking a peaceful yet well-connected community.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

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





Central hallway



Ground floor shower room



Dining room



Rear gardens and bbq area with artificial lawn



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Utility/entrance lobby



Utility/lobby



Breakfast area



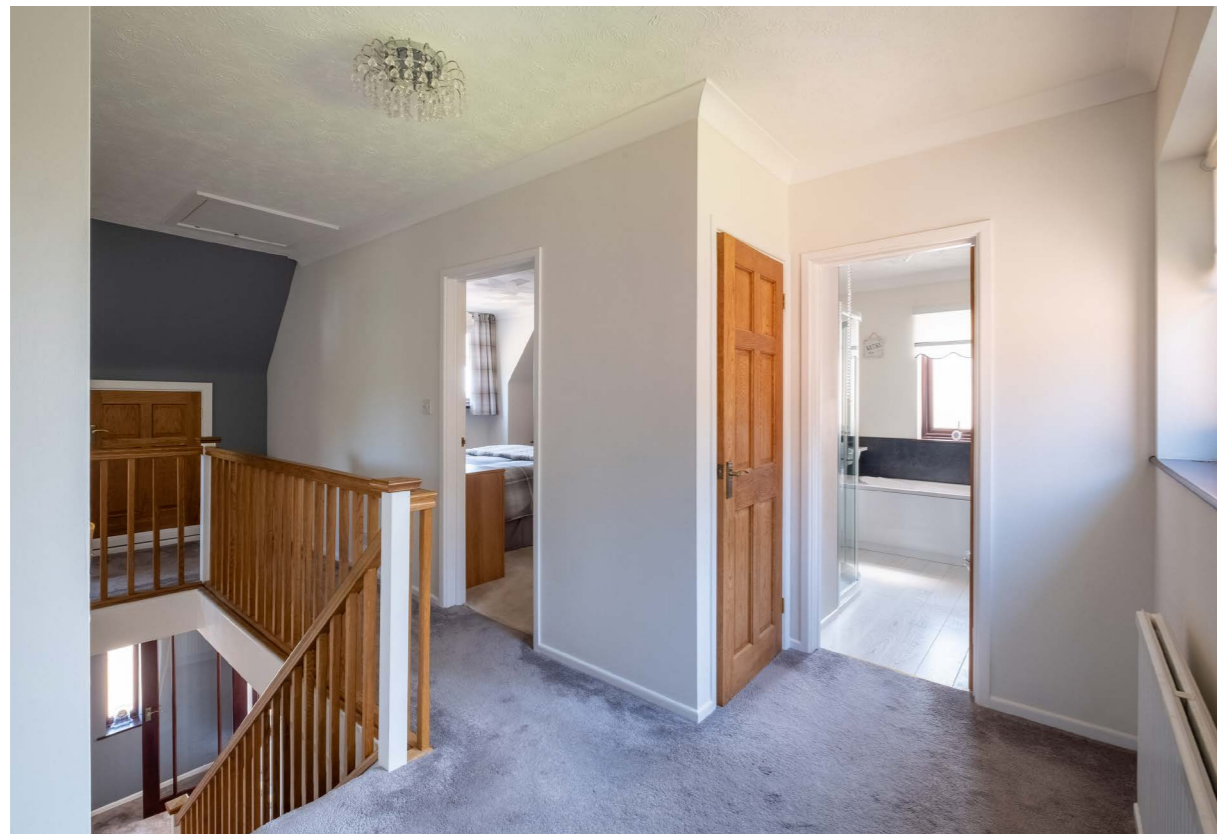
Kitchen detail



Primary bedroom



Second bedroom



Landing



Fourth bedroom/study



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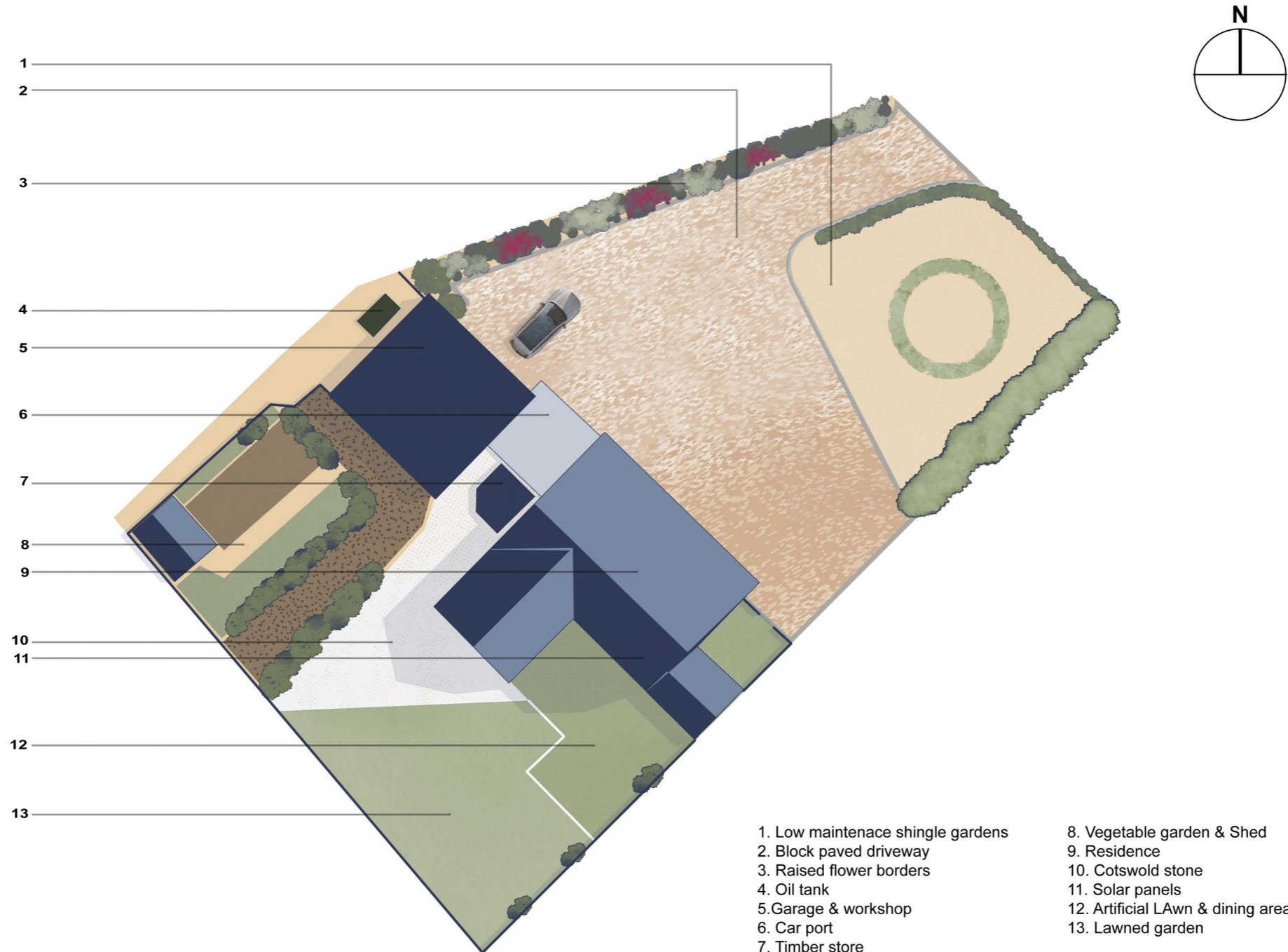
**'NATURAL LIGHT FLOODS
EACH BEDROOM, PROVIDING
VIEWS OF THE GARDEN OR
FIELDS BEYOND.'**



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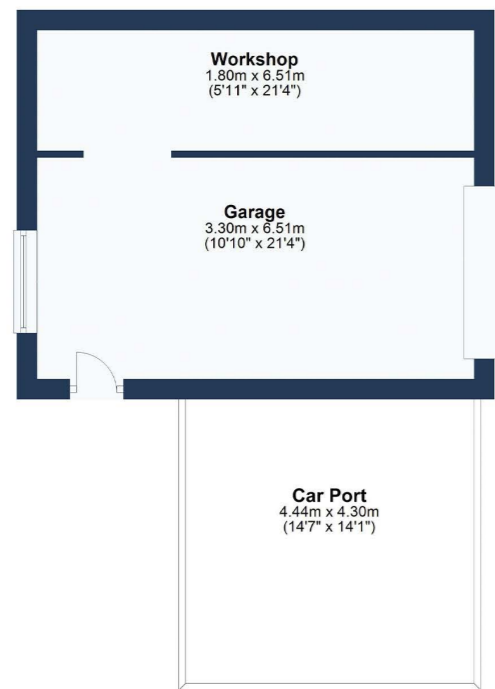
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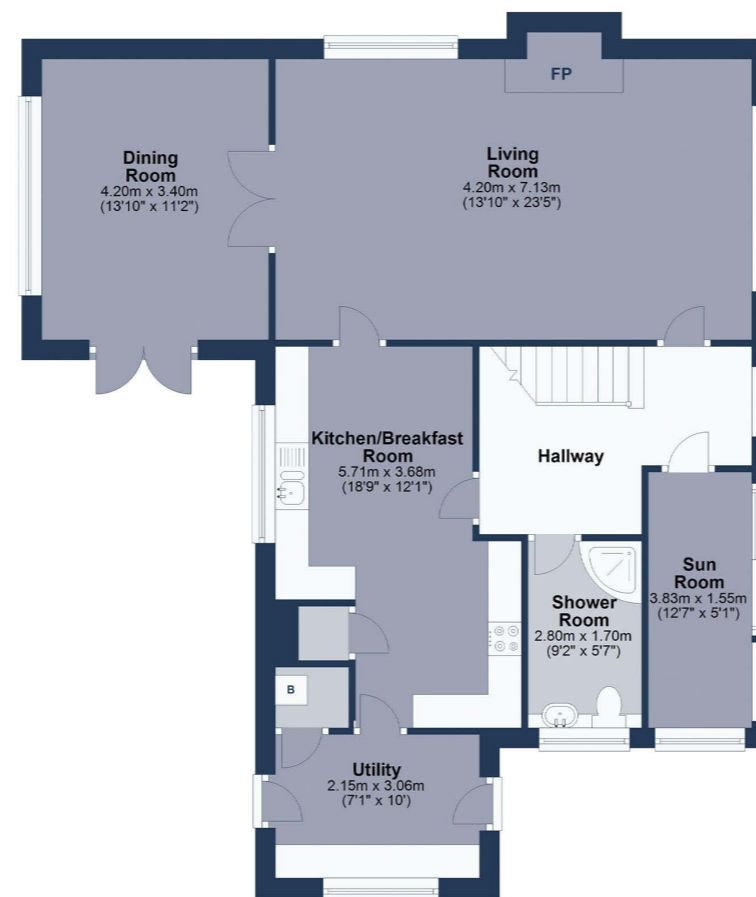
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|-----------------------------------|-----------------------------------|
| 1. Low maintenace shingle gardens | 8. Vegetable garden & Shed |
| 2. Block paved driveway | 9. Residence |
| 3. Raised flower borders | 10. Cotswold stone |
| 4. Oil tank | 11. Solar panels |
| 5. Garage & workshop | 12. Artificial LAwn & dining area |
| 6. Car port | 13. Lawned garden |
| 7. Timber store | |

Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.

Outbuilding
 Approx. 33.9 sq metres (364.7 sq feet) excluding Car Port



Ground Floor
 Approx. 93.4 sq. metres (1005.6 sq. feet)

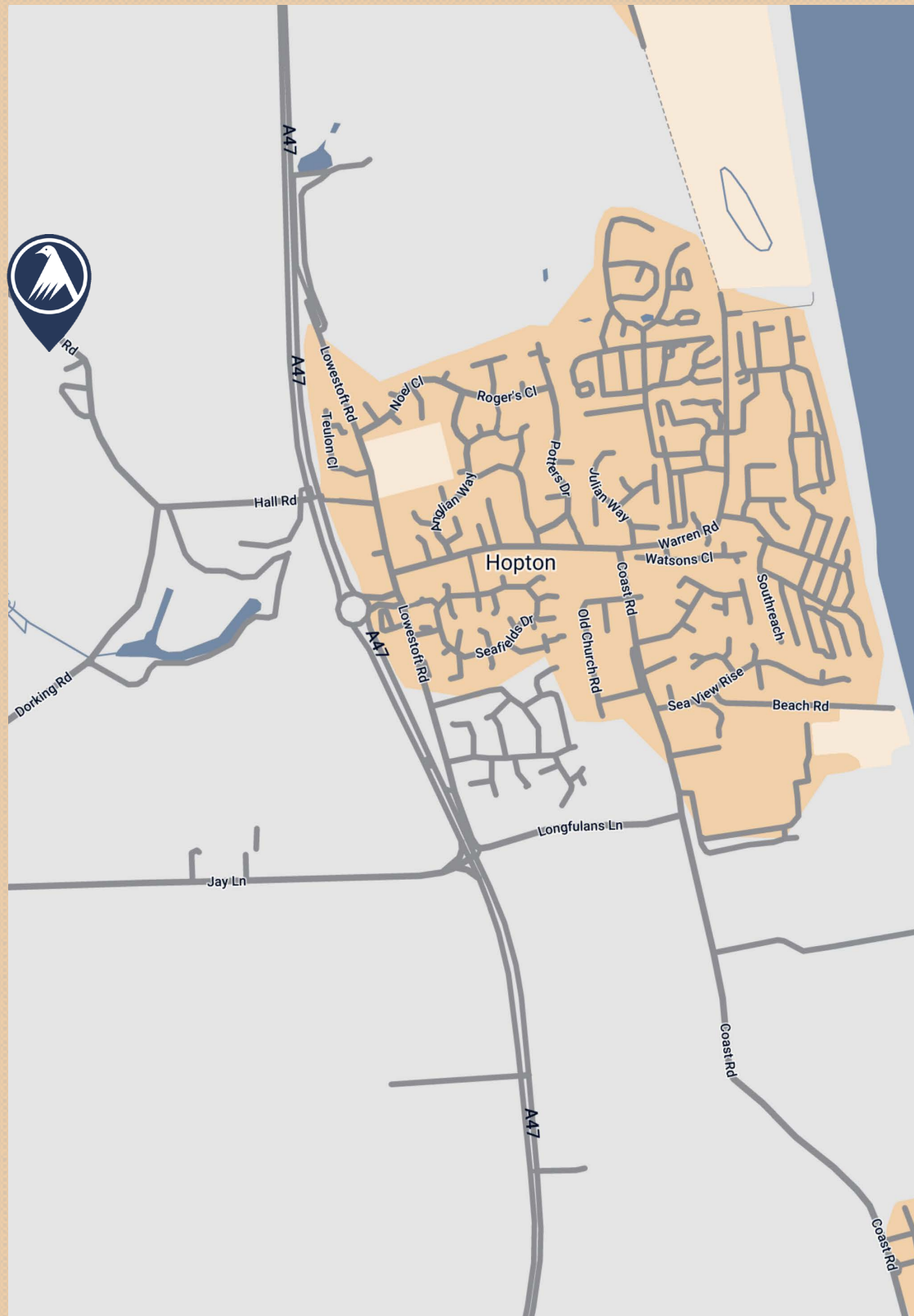


Main area: Approx. 178.2 sq. metres (1918.7 sq. feet)
 Plus outbuildings, approx. 33.9 sq. metres (364.7 sq. feet)

First Floor
 Approx. 84.8 sq. metres (913.0 sq. feet)



Ref: 7331



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