



ADDRESS
35 Potters Drive
Hopton-On-Sea
Norfolk
NR31 9RW

TENURE
Freehold

STATUS
Chain Free Sale

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‘THIS SERENE ENCLAVE IS IDEALLY SITUATED, OFFERING RESIDENTS A PERFECT BLEND OF TRANQUILLITY AND ACCESSIBILITY.’

The Tour

Nestled in the charming village of Hopton-On-Sea, this delightful semi-detached home from the 1980s exudes a timeless appeal. Set back from Potters Drive, the property boasts a low-maintenance shingle garden and a footpath that gracefully leads to the entrance, where a welcoming porch provides a practical space for coats and shoes. A side driveway, offering off-road parking for two to three vehicles, extends to a versatile garage/workshop, catering to all your storage and hobby needs.

Upon entering, the spacious reception rooms immediately impress. To the left of the entrance hall, these interconnected areas offer ample dining and lounging space. The living room, with its large west-facing window, basks in the warm afternoon light, creating a cozy atmosphere. Adjacent, the dining area features patio doors that open to the sunroom and gardens, seamlessly blending indoor and outdoor living.

The well-appointed kitchen, situated at the rear of the home, features fitted cabinetry, an integrated oven and gas hob, and a sink with views of the beautifully established gardens. This culinary space is both functional and inviting, perfect for preparing family meals.

Ascending to the first floor, a generous central landing serves the accommodation. Here, three bedrooms await, two of which are spacious doubles, offering restful retreats. A large airing cupboard provides invaluable storage for laundry and towels, enhancing the home's practicality. The fully tiled shower room features modern white sanitaryware, delivering a clean and contemporary feel.

Outside, the property continues to impress. The established lawned gardens provide a verdant backdrop, complete with a summer house ideal for relaxation or creative pursuits. A large patio area invites alfresco dining and social gatherings, making it a perfect spot for enjoying the tranquil surroundings.

Potters Drive offers not just a home, but a lifestyle—where village charm meets modern convenience, all within the picturesque setting of Hopton-On-Sea. This property is an idyllic retreat, promising comfort, style, and a true sense of home.

Points to note:

Tenure: Freehold

Heating: Gas Central Heating via Combination Boiler

Average Heating & Lighting Costs: £85 pcm

Council Tax: Band B (£1,720.25)

Energy Performance: C 72



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Out and About

Potters Drive in Hopton-On-Sea, Norfolk, embodies the quintessential charm of village life while providing all the conveniences of modern living. This serene enclave is ideally situated, offering residents a perfect blend of tranquillity and accessibility. Located just a short distance from the beautiful Norfolk coast, Potters Drive is surrounded by picturesque landscapes and a welcoming community atmosphere.

The village of Hopton-On-Sea is renowned for its stunning coastal views and sandy beaches, which are perfect for leisurely walks, picnics, and water activities. The nearby Hopton Beach, with its expansive sands and gentle waves, is a favourite spot for families and nature enthusiasts alike. The area is also dotted with scenic walking and cycling paths, allowing residents to explore the natural beauty of the Norfolk countryside at their own pace.

For families, Hopton-On-Sea offers excellent educational facilities. The local primary school, Hopton Church of England Primary Academy, is well-regarded for its nurturing environment and strong academic record. Nearby, residents will find a range of secondary schools and colleges, ensuring that children of all ages receive a quality education close to home.

Convenience is a hallmark of life on Potters Drive. The village centre, just a short stroll away, hosts a variety of local shops, including a well-stocked grocery store, a charming bakery, and several boutique shops offering unique finds. For more extensive shopping needs, the nearby

towns of Great Yarmouth and Lowestoft provide a wider array of retail options, including major supermarkets and shopping centres.

Hopton-On-Sea is not just about serene village life; it also offers a vibrant social scene. The village boasts a selection of cozy pubs and restaurants, where locals gather to enjoy hearty meals and warm hospitality. The nearby Potters Resort, a renowned holiday destination, provides a range of leisure activities, including a golf course, spa facilities, and live entertainment, adding a touch of luxury and excitement to village life.

Cultural enthusiasts will appreciate the proximity to Great Yarmouth, a historic town known for its maritime heritage and lively cultural calendar. Here, residents can explore museums, galleries, and theatres, ensuring there is always something to see and do. The annual Great Yarmouth Maritime Festival and the Time and Tide Museum are particularly popular, celebrating the rich history and traditions of the area.

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.





Entrance hallway



Kitchen detail



Dining area



Sun room



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Primary bedroom



Bedroom detail



Shower room



Shower room detail



Landing



Shower room detail



Third bedroom



Second bedroom



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**‘THE ESTABLISHED LAWNED GARDENS
PROVIDE A VERDANT BACKDROP,
COMPLETE WITH A SUMMER HOUSE
IDEAL FOR RELAXATION’**



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- 1. Low maintenance front garden
- 2. Driveway
- 3. Residence
- 4. Sun Room
- 5. Patio

- 6. Garage
- 7. Lawned garden
- 8. Well stocked perennial borders
- 9. Summer house

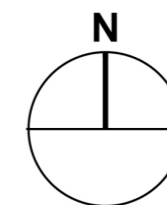
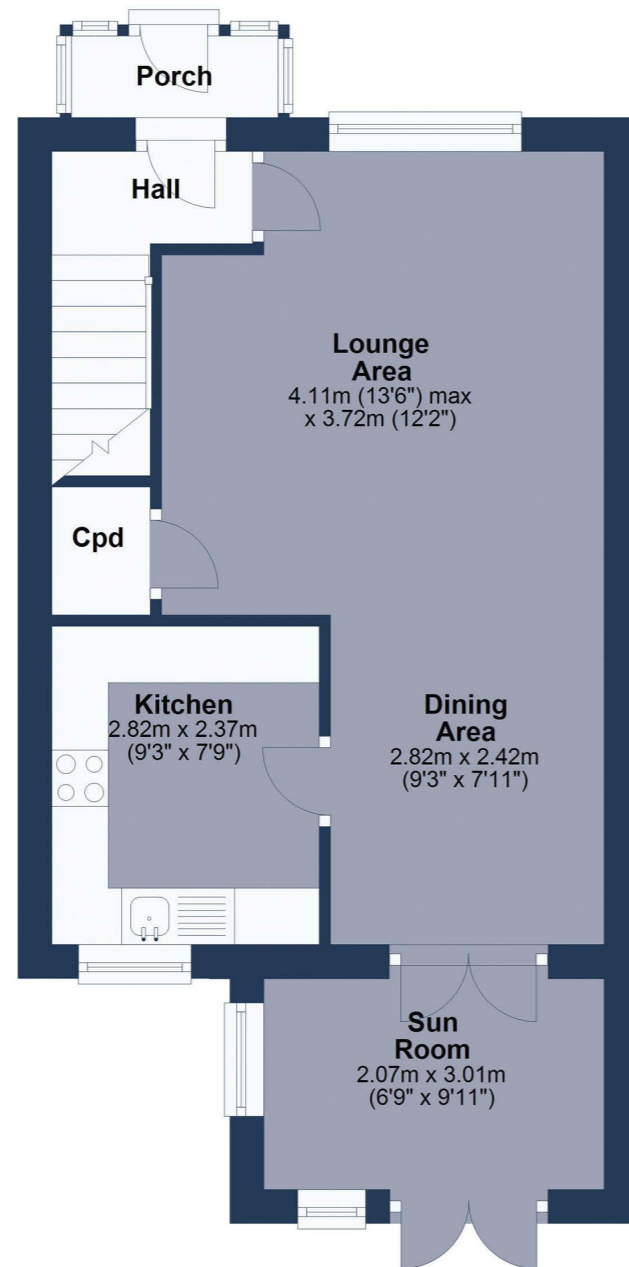


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.

Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)

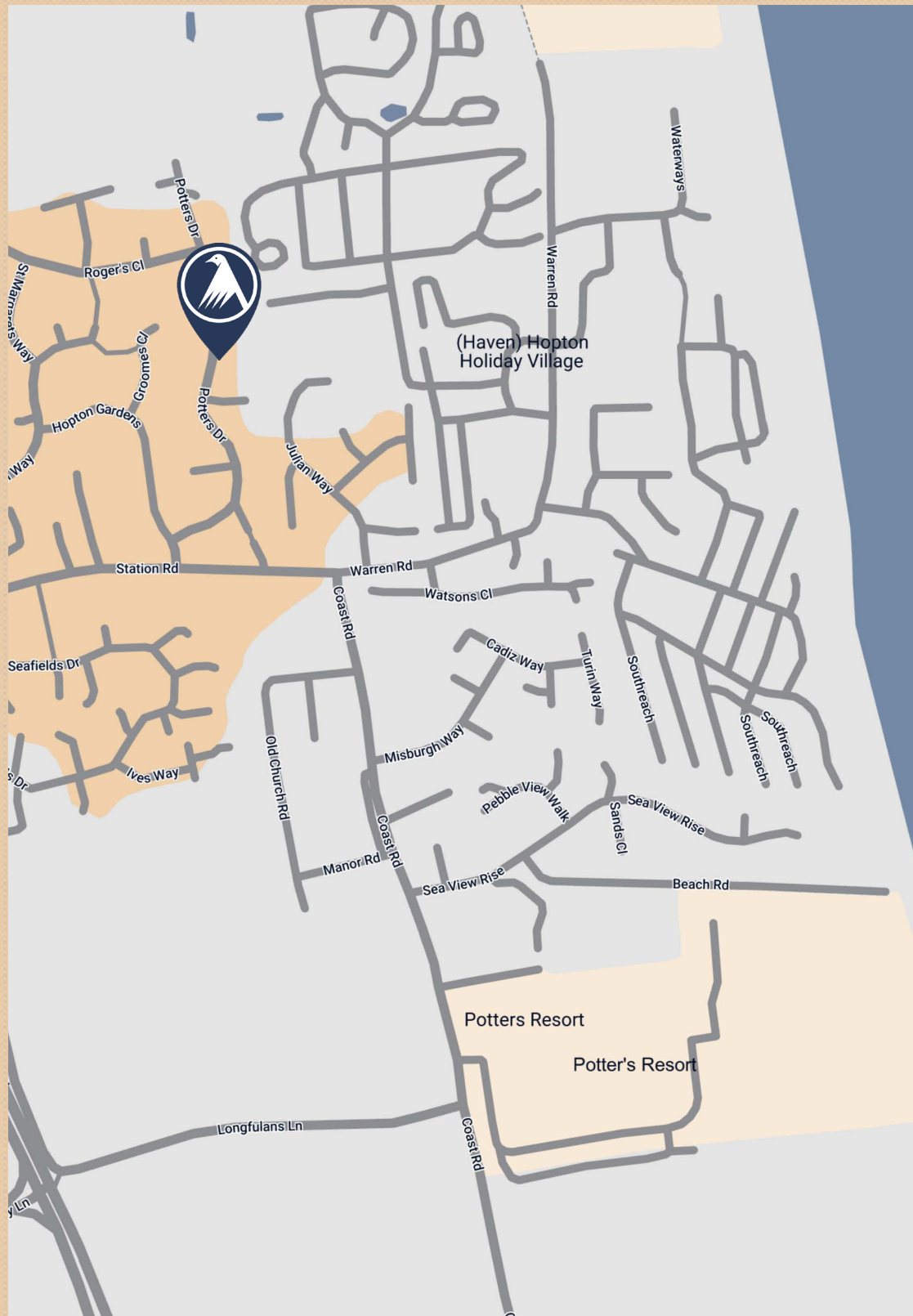


Outbuilding

Approx. 13.7 sq. metres (147.8 sq. feet)



Ref: 7330



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