



2 St. Andrew Close

Hopton, NR31 9ST

£240,000



## 2 St. Andrew Close

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Situated in a quiet cul-de-sac within a highly desirable location, this well presented two bedroom link-detached bungalow offers comfortable and versatile living throughout. The property benefits from gas central heating, a spacious conservatory added in May 2026, and an easy access step-in shower room, making it an ideal home for those seeking convenience and practicality.

Externally, the property boasts a private driveway providing off road parking for two vehicles, along with an integral garage featuring an electric roller door. To the rear is a well established garden offering a pleasant outdoor space to relax and entertain. Ideally positioned close to local amenities and transport links, this attractive bungalow combines peaceful surroundings with everyday convenience.

### Porch

Carpet floor, double glazed door to front, frosted window looking into bathroom.

### Entrance Hall

Carpet floor, radiator, loft hatch, access to lounge, kitchen, two bedrooms, bathroom, and storage cupboard.

### Lounge

10'9" x 15'5" (plus bay window) (3.28m x 4.70m (plus bay window))

Carpet floor, double glazed bay window to front, double glazed window to side, radiator, electric fire place.

### Kitchen

6'7" x 11'6" (2.03m x 3.51m)

Carpet floor, double glazed window to front, laminate counter tops, sink and draining board, space for fridge freezer, washing machine, gas cooker, ample under and over counter storage, wall mounted boiler.

### Bedroom 1

10'0" x 13'1" (3.05m x 3.99m)

Carpet floor, double glazed French doors to rear, radiator, fitted storage cupboards.

### Bedroom 2

11'6" x 6'7" (3.53m x 2.03m)

Carpet floor, double glazed French doors leading to conservatory, radiator, fitted storage cupboards.

### Shower Room

Carpet floor, radiator, frosted window to front looking into porch, WC, basin, walk in shower cubicle.





### Conservatory

12'5" x 8'9" (3.81m x 2.69m)

Carpet floor, double glazed window to rear and sides, double glazed doors to both sides, access to garage, polycarbonate roof.

### Outside Front

Brick weave driveway, step to front door, electric roller door to integral garage.

### Outside Rear

Concrete patio seating area, grass lawn, 3 timber sheds, greenhouse, timber fence and brick wall boundaries, various shrubs, side access to the front of the property.

### Council Tax

Great Yarmouth Borough Council - Band B

### Tenure

Freehold

### Services

Mains gas, electric, water, drainage

### Location

Part of the beautiful south Norfolk coast, Hopton-on-Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

### Directions

Leave Gorleston head south along the A47, at the Hopton roundabout turn left, at the 'T' junction turn left into Lowestoft Road, turn right into Station Road, as the road bends to the right continue straight on, turn left into Julian Way, turn right into St. Andrew Close where the property can be found on the left hand side.

### What 3 Words

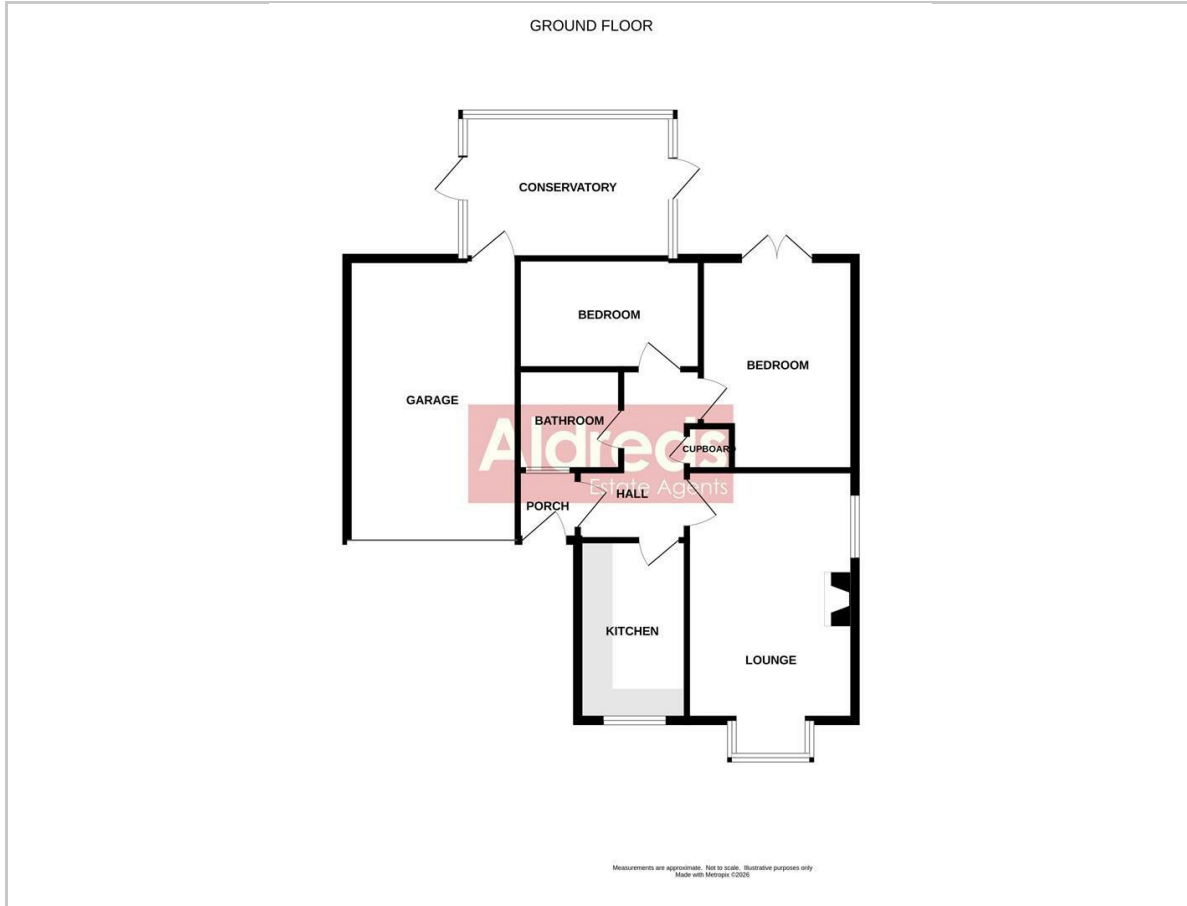
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### Ref

G18549/06/26



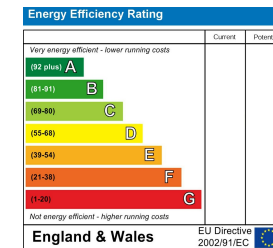
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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