

**Aldreds**  
Estate Agents



1 Seaman Cottages Sidegate Road, Hopton, NR31 9AS

Offers Over £375,000



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Offers Over £375,000

# 1 Seaman Cottages Sidegate Road , Hopton, NR31 9AS

- Charming 5 Bedroom End Terrace House
- Generous plot with sizeable garden
- Quiet countryside location
- Open plan kitchen/diner
- Workshop with electricity connection and multi fuel burner
- Chain Free
- Off road parking for 4+ vehicles
- Turn key condition
- Air source heat pump
- New septic tank as of Autumn 2025

\*\*\*Chain Free\*\*\* Set in a quiet countryside location, this charming five bedroom end terrace house offers generous and versatile accommodation ideal for modern family living. Beautifully presented throughout, the property is ready to move straight into, combining character and practicality with spacious interiors and a thoughtfully designed layout. The heart of the home is the impressive open plan kitchen/diner, perfect for everyday living and entertaining alike, while a WC on every floor adds further convenience for busy households.

Occupying a generous plot with a sizeable garden, the property also benefits from off road parking for four and potentially more vehicles. Additional features include an air source heat pump for energy efficient living and a substantial workshop with electricity connection and multi fuel burner in the rear garden, ideal for hobbies, storage or home working. This superb home offers a rare opportunity to enjoy countryside living without compromising on comfort or space.



## Porch

Tile floor, double glazed door to front, access to lounge.

## Lounge 15'5" x 11'8" (4.72m x 3.56m)

Vinyl floor, double glazed window to front with fitted shutter blinds, radiator, opening through to kitchen/diner, access to hallway.

## Kitchen/Diner 11'8" x 20'2" (3.58m x 6.15m)

Continuation of vinyl floor, double glazed windows to front and rear with fitted shutter blinds to the front, solid oak countertops with ample over and under counter storage, fireplace with multi fuel burner, radiator, space for American style fridge freezer, rangemaster cooker, inset sink and draining board, space for integrated dishwasher.

## Downstairs WC

Continuation of vinyl floor, WC, basin, window into utility.





### Utility

Continuation of vinyl floor, double glazed door to rear, cupboard housing washing machine and tumble dryer, radiator.

### Hallway

Continuation of vinyl floor, stairs to first floor, radiator, ample under stairs storage, access to conservatory.

### Conservatory 12'7" x 9'8" (3.84m x 2.97m)

Continuation of vinyl floor, double glazed windows to sides and rear, double glazed French door to side, radiator, glass roof.

### First Floor Landing

Carpet floor, access X2 to stairs leading to second floor, 3 bedrooms and shower room, radiator.

### Bedroom 2 (First Floor) 13'5" x 10'2" (4.09m x 3.12m)

Carpet floor, two double glazed windows to front, built in wardrobes, radiator, access into next bedroom.

### Bedroom 4 (First Floor) 10'7" x 10'2" (3.25m x 3.12m)

Carpet floor, double glazed window to front, radiator, original fireplace, access to previous bedroom.

### Directions

Leave Gorleston heading south on the A47, at the Links Road roundabout turn right towards Bradwell, at the next roundabout turn left and follow the road round to the right and back to the left and continue in to the countryside. The property is on the right.



### Bedroom 5/Office (First Floor) 8'5" x 6'3" (2.59m x 1.93m)

Wooden floor, double glazed window to rear, radiator.

### Shower Room 10'7" x 5'1" (3.24m x 1.55m)

Vinyl floor, double glazed window to rear, WC, basin with inset vanity unit, walk-in shower cubicle with wall mounted electric shower, two radiators, one with towel rail.

### Bedroom 1 (Second Floor) 15'5" x 14'6" (4.72m x 4.42m)

Carpet floor, double glazed window to front, access to cupboard, en-suite, and to second top floor bedroom, radiator, built in wardrobes.

### En-Suite 1

Vinyl floor, double glazed window to rear, basin with inset vanity unit, WC, free standing roll top bath, two radiators.

### Bedroom 3 (Second Floor) 12'2" x 11'6" (3.73m x 3.51m)

Carpet floor, double glazed window to front, radiator, loft hatch, access to En-Suite, radiator, stairs down to first floor.

### En-Suite 2

Tile floor, double glazed window to rear, radiator, WC and basin with inset vanity storage, shower cubicle with wall mounted electric shower.

### Outside Front

Gravel driveway for 3 to 4 vehicles with additional lawn space for more if preferable, mixed shrubs, timber fence and gate leading to rear garden.

### Outside Rear

Access from conservatory or utility onto decked seating area with air source heat pump, around to the left there is additional patio seating area, grass lawn sectioned into two with various shrubs and trees, access to wood shed, storage shed and workshop with electricity connection and it's own multi fuel burner.

### Council Tax

Great Yarmouth Borough Council - Band A

### Tenure

Freehold

### Services

Mains water & electric, air source heat pump, septic tank (installed in 2025)

### 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.

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### What 3 Words

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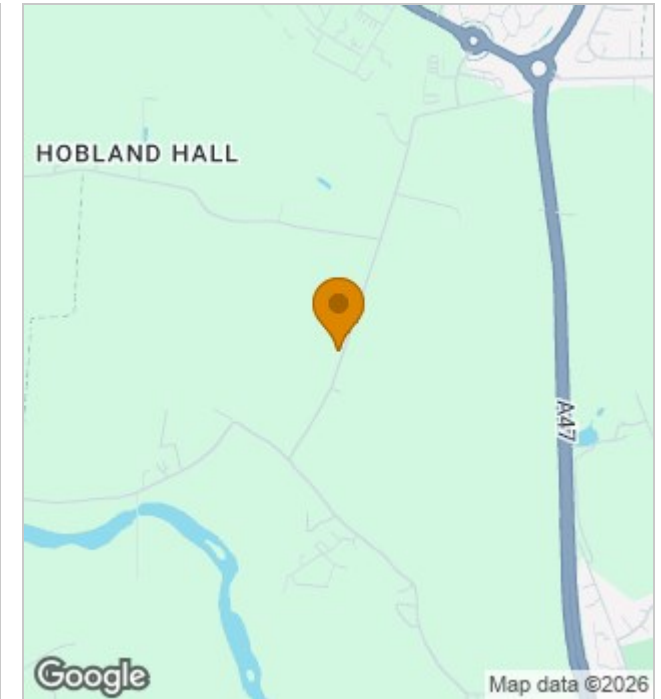
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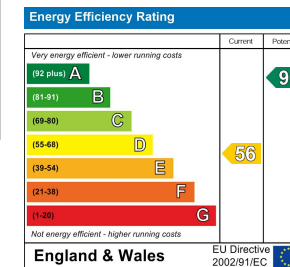
## Floor Plans



## Location Map



## Energy Performance 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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