



*Station Road,
Hopton, Norfolk*

A modern semi-detached house situated in the coastal village of Hopton, within easy reach of the local shop, sea and beach. The property benefits from uPVC sealed-unit double glazing and gas-fired radiator central heating.

The accommodation comprises an open-plan sitting/ dining/ kitchen area, cloakroom, three first-floor bedrooms with an en-suite to the principal bedroom, and a family bathroom. Outside, there is a fully enclosed rear garden laid mainly to lawn. An ideal first-time purchase, offered with no onward chain.

Property Features

- Modern Semi Detached House
- Three First Floor Bedrooms
- Open Plan Sitting / Dining / Kitchen Area
- En-suite To Master Bedroom
- Family Bathroom
- Fully Enclosed Rear Garden
- uPVC Double Glazing
- Gas Central Heating
- No Onward Chain

The Property

Entering the property through the front door, you are welcomed into the entrance hall with staircase rising to the first floor, a cloakroom with low-level WC and hand wash basin, and a door leading into the open-plan sitting/dining/kitchen area.

The spacious living area provides ample room for family dining and lounge furniture. The kitchen comprises worktops with inset sink and drainer, cupboards and drawers beneath, recess and plumbing for a washing machine, and an adjoining worktop with built-in four-ring electric hob, oven and grill below, with extractor hood and light above. There are matching wall cupboards and uPVC sealed-unit double-glazed windows.

The sitting area features bi-fold doors leading out to the rear garden. From the hall, the staircase leads to the first-floor landing, where there are three separate bedrooms. The principal bedroom benefits from an en-suite comprising a low-level WC, wash basin and shower cubicle.

The family bathroom comprises a white suite including a shower bath with glass shower screen, low-level WC, pedestal wash basin and chrome heated towel rail.







External

Outside, the fully enclosed rear garden is mainly laid to lawn with a paved pathway and timber shed.

Location

Hopton is a Village located in East Suffolk and is just south of the Norfolk border between Stanton & Garboldisham. Hopton has a primary school and pre-school and is close to a number of holiday villages,

Additional Information:

Local Authority : East Suffolk`

Council Tax Band: CV

Services: Electricity connected,
mains sewer and mains water supply.
Gas fired boiler for hot water and
central heating.

Viewings: By Appointment Only

Post Code: NR34 8LX

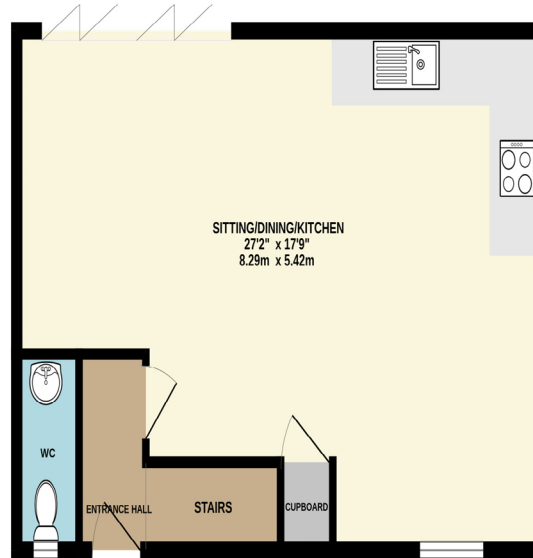
EPC Rating: C

Guide Price : £225,000

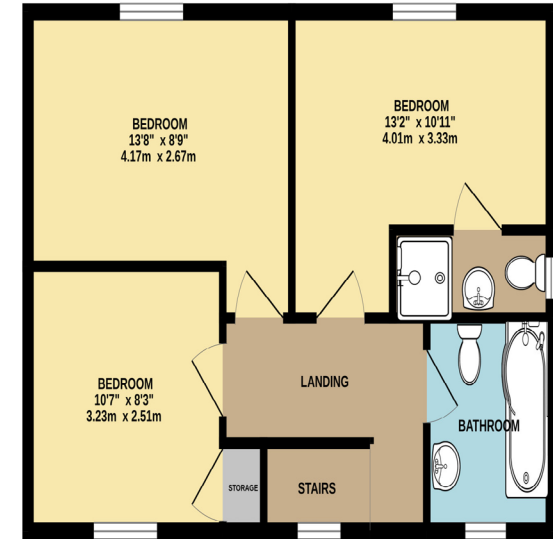
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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