



*Station Road,  
Hopton, Norfolk*

*Situated in the sought-after coastal village of Hopton, just a short distance from the local shop, seafront and sandy beach, this modern three-bedroom semi-detached house offers well-presented accommodation throughout and is available with no onward chain.*

*Benefiting from uPVC sealed-unit double glazing and gas-fired radiator central heating, the property is ideal for first-time buyers, families, or those seeking a low-maintenance coastal home.*

### Property Features

- Modern Semi Detached House
- Three Bedrooms
- Entrance hall
- Cloak Room
- Open Plan Sitting Dining & Kitchen Area
- Gas Central Heating
- uPVC Double Glazing
- Fully Enclosed Rear Garden
- No Onward Chain



### The Property

The accommodation begins with an entrance hall featuring a staircase to the first floor and a convenient cloakroom fitted with a low-level WC and wash hand basin. The heart of the home is the spacious open-plan sitting, dining and kitchen area, providing a bright and versatile living space. The kitchen is fitted with a range of wall and base units, work surfaces with inset sink and drainer, an integrated four-ring electric hob with oven and grill beneath, extractor hood, and space and plumbing for a washing machine. The sitting area enjoys direct access to the rear garden through attractive bi-fold doors, creating an excellent space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including the principal bedroom which benefits from its own en-suite shower room comprising a shower cubicle, wash basin and low-level WC. A modern family bathroom serves the remaining bedrooms and is fitted with a white suite including a shower bath with glazed screen, pedestal wash basin, low-level WC and chrome heated towel rail.





### **External**

Outside, the property enjoys a fully enclosed rear garden, laid mainly to lawn with a paved pathway and timber shed, providing a secure and private outdoor space.

Offered with no onward chain, this attractive modern home presents an excellent opportunity to acquire a property in a desirable coastal location.

### **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 :** Great Yarmouth

**Council Tax Band:** C

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

**Viewings:** By Appointment Only

**Post Code:** NR31 9BH

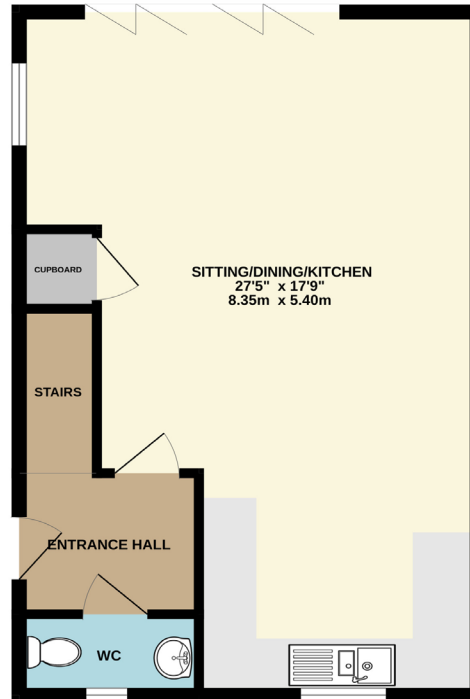
**EPC Rating:** C

**Guide Price :** £225,000

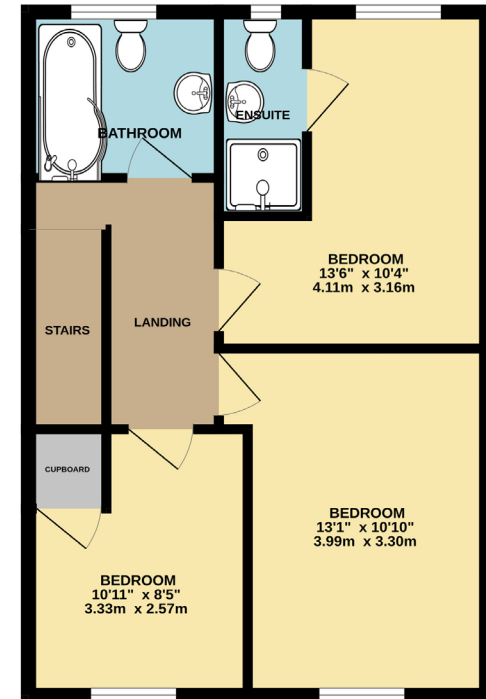
**Tenure:** Freehold

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  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 contract, conditions and particulars shown here are not to be taken as an advertisement.

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