



**15 Falcon Close**  
Hopton, Great Yarmouth, NR31 9YB  
**£400,000**

## 15 Falcon Close, Hopton, Great Yarmouth, Norfolk, NR31 9YB

Hardimans are thrilled to be offering this delightful detached bungalow in Hopton where a viewing is highly recommended. The property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features two modern bathrooms, ensuring ample facilities for all residents. The layout is thoughtfully designed, promoting a sense of space and light throughout.

Falcon Close is situated in the popular coastal village of Hopton, offering a peaceful residential setting with easy access to the beautiful Norfolk and Suffolk coastlines. The village itself provides a range of amenities, including local shops, a post office, pubs and restaurant, as well as well-regarded schools. Enjoy lovely walks along the beach and nearby countryside, while Great Yarmouth and Lowestoft are both just a short drive away, offering further shopping, leisure, and entertainment options. The area is well connected by road, making it convenient for commuting and exploring the wider Norfolk and Suffolk regions.

Do not miss the chance to make this charming bungalow your new home in Hopton.

### HALLWAY

composite door to front entrance, loft hatch, radiator. 2 cupboards





### **LIVING ROOM**

uPVC double glaze double doors into rear garden, multi log burner with exposed brick fireplace, radiator.

### **KITCHEN/DINING ROOM**

upvc double glaze double doors into rear garden, upvc double glaze window into rear aspect, worktop space, cupboards and drawers under, cupboards above, built in double Bosch oven, built in Bosch electric hob with extractor fan above, Integrated Bosch washing machine, dishwasher, fridge freezer, Ideal boiler to wall (serviced annually), spot light ceiling and radiator.

### **PRIMARY BEDROOM**

upvc double glaze window to front aspect, built in wardrobe, radiator.

### **EN SUITE**

upvc double glaze frosted window to side aspect, low level WC, hand wash basin, large shower cubicle and radiator.



### **BEDROOM 2**

upvc double glaze window to front aspect and radiator.

### **OFFICE/BEDROOM 3**

upvc double glaze window to side aspect and radiator.

### **BATHROOM**

upvc frosted window to side aspect, low level WC, hand wash basin, bath with shower above, partially tiled, spot light ceiling, chrome effect towel radiator.



## OUTSIDE

To the front of the property, brick weave driveway to garage, bark front garden area with mature shrubs, patio path to front door.

To the rear, immaculate low maintenance fully enclosed rear garden perfect for al fresco dining with shingle areas, patio area, artificial grass area, rear access gate to driveway,

## GARAGE

with up and over door and side personal door,

## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

Mains Gas (Wood burner), Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: FTTP

\* Mobile: Very good coverage

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



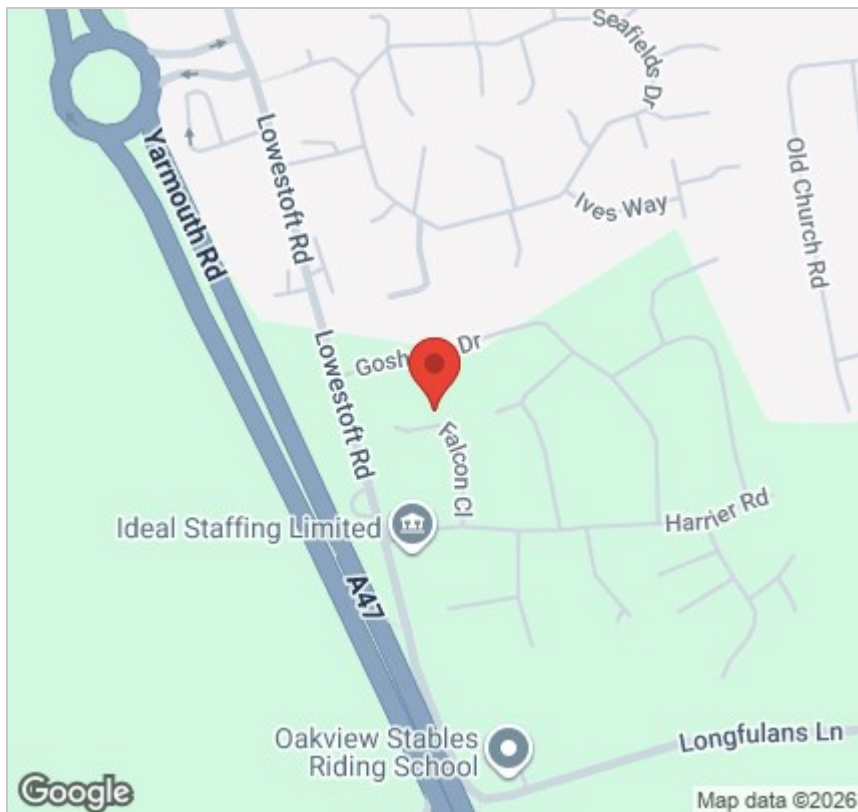


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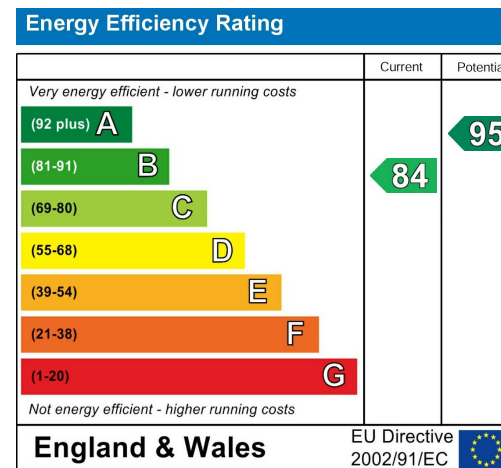
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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