



2 St. Andrew Close

Hopton, NR31 9ST

Offers Over £230,000



2 St. Andrew Close

Hopton, NR31 9ST

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

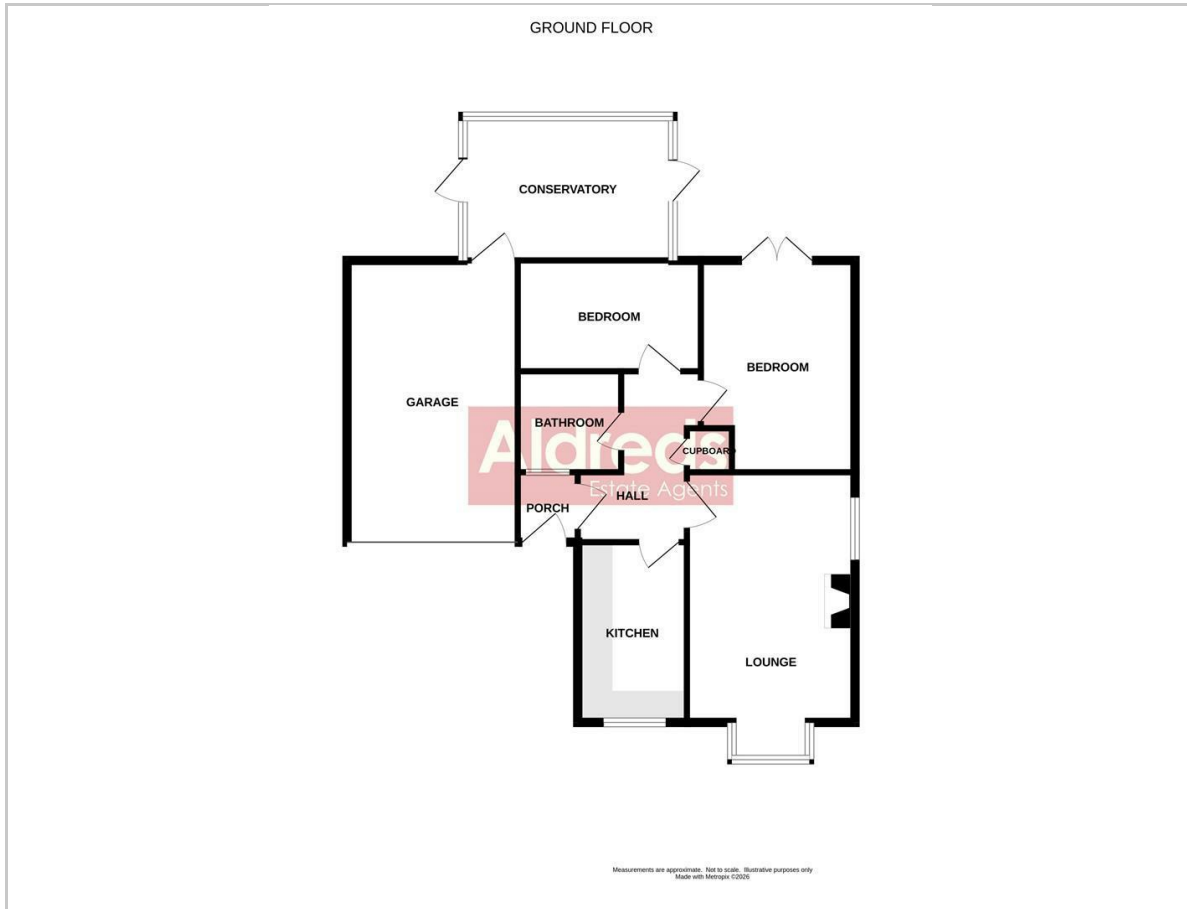
///triathlon.mock.cope

Ref

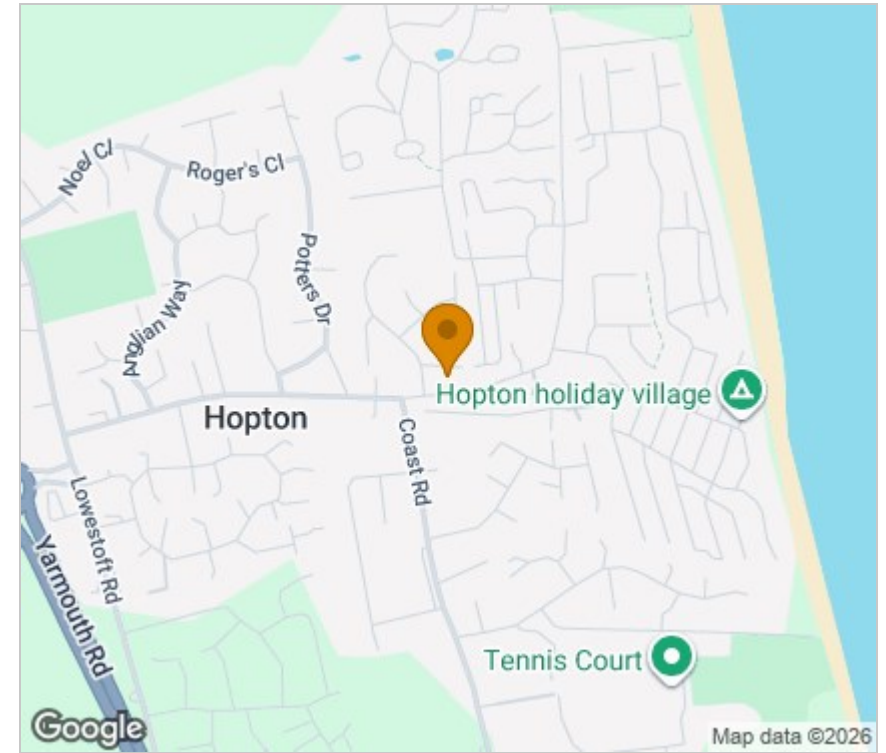
G18549/06/26



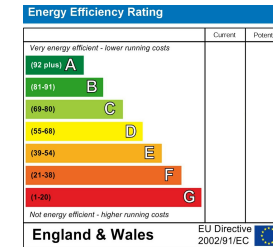
Floor Plan



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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA