



Potters Drive, Hopton - NR31 9RW

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HYBRID ESTATE AGENTS



## Potters Drive

Hopton, Great Yarmouth

OCCUPYING A PRIME POSITION in a sought-after seaside village, this DETACHED FAMILY HOME has been EXTENSIVELY MODERNISED and thoughtfully EXTENDED to deliver a striking blend of contemporary style and practical living. Offering OVER 1232 SQ. FT (stms) of versatile accommodation including the garage, the property welcomes you with a light-filled entrance hall leading to TWO GENEROUS RECEPTION ROOMS. The main sitting room is an inviting retreat, featuring a CAST IRON WOOD BURNER that adds warmth and character, while the adjacent CONSERVATORY with a warm roof provides year-round enjoyment of picturesque garden views. The HIGH GLOSS WHITE KITCHEN/BREAKFAST ROOM is finished to an exceptional standard, boasting INTEGRATED APPLIANCES and ample space for dining and entertaining, and handy downstairs WC. Upstairs, THREE well-proportioned BEDROOMS offer flexibility for family living, guest accommodation, or a dedicated work-from-home space. Throughout, the home showcases a high specification finish, with practical storage solutions and a welcoming, aspirational atmosphere that is perfect for



modern family life. THE GREAT OUTDOORS is equally impressive, with a SOUTH FACING REAR GARDEN that offers privacy and seclusion. Expansive lawns, mature planting, and thoughtfully designed seating areas create a tranquil setting for relaxation and entertaining. A brick weave pathway and sun-soaked patio invite al fresco dining, while a TIMBER BUILT LOG CABIN with power and lighting provides an ideal space for a home office, studio, or hobby room. The GARAGE features an ELECTRIC ROLLER DOOR, power, and lighting, offering secure parking or additional storage, with further driveway parking available.

- Detached Family Home in a Sea Side Village Location
- Extensively Modernised & Extended Family Home
- Over 1232 Sq. ft (stms) of Accommodation including Garage
- Striking Contemporary Interior
- Two Reception Rooms including the Sitting Room with a Cast Iron Wood Burner
- Conservatory with Warm Roof Enjoying Garden Views
- High Gloss White Kitchen/Breakfast Room with a High Specification Finish
- Well Stocked Gardens, Garage & Parking



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

The coastal village of Hopton offers a wealth of local amenities whilst being located on the coast with sandy beaches within walking distance! The village benefits from a dentist, post office, doctors, 2 shops, 2 public houses, salon and a petrol station and local transport links are excellent including a regular bus service to both Great Yarmouth and Lowestoft where a larger range of amenities are on offer.

#### SETTING THE SCENE

With a block paved pathway and driveway to front, a lawned frontage is enclosed with planted borders. A storm porch leads to the front door, with the garage integral creating the opportunity to convert into further living accommodation (STP) if required and gated access to the sides.

#### THE GRAND TOUR

With a uPVC double glazed entrance door to front, engineered oak wood flooring leads in and under foot, with stairs to the first floor and storage below. Replacement internal doors lead into the main living space, starting with the sitting room, facing a feature fire place including an inset cast iron wood burner and bespoke storage, with fitted carpet under foot and a uPVC double glazed bay window to front. Feature glazed double doors lead into the formal dining room, also finished with engineered oak wood flooring, and an open aspect to the conservatory. Finished with a warm roof, the conservatory features windows to side and rear, and French doors to the garden. The kitchen leads off the dining room, with a contemporary high gloss range of wall and base level units, with Quartz work surfaces, built-in eye level Smeg microwave combination and electric oven, and an inset electric induction hob. Feature lights hang over the breakfast bar. The dishwasher is integrated, with space for the fridge/freezer.

French doors lead to the garden, with a door back into the entrance hall, and into the cloakroom, which also provides utility space with a tiled splash back and hand wash basin and WC.

Heading upstairs, an airing cupboard is built-in on the landing, with three bedrooms leading off, all finished with fitted carpet and uPVC double glazing. The family bathroom offers a contemporary four piece suite, with a double ended rolled top bath, double shower cubicle with electronic twin head rainfall shower and a range of built-in storage under the sink unit.

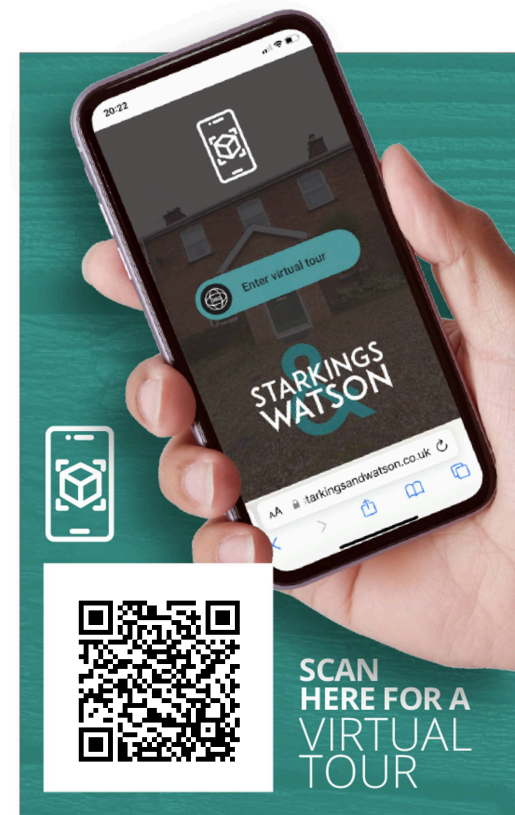
#### FIND US

Postcode : NR31 9RW

What3Words : ///amplified.rollers.doses

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



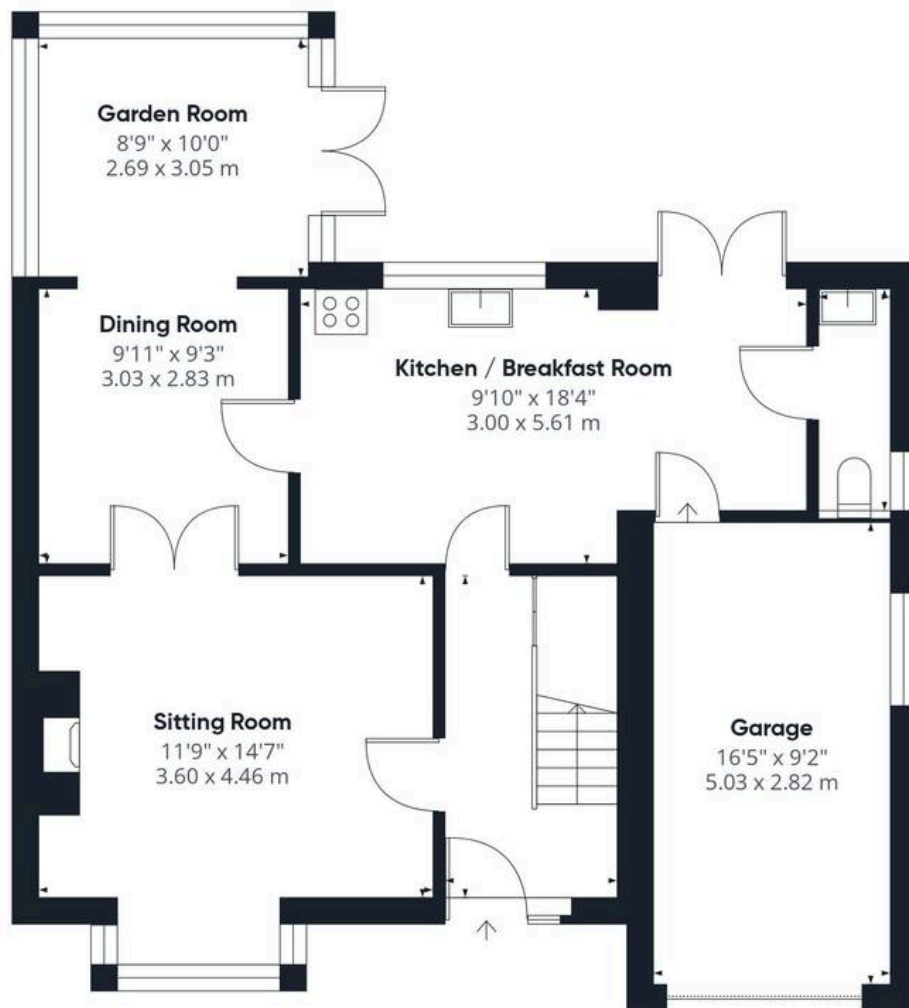




## THE GREAT OUTDOORS

The rear south facing garden offers a private and secluded setting, with areas of lawn, seating and an abundance of planting. The brick weave pathway and patio soaks up the summer sun, with a timber built log cabin with power and lighting adjacent. A green house is tucked to one corner, whilst an outside water supply and gated access to front can also be found. The garage offers an electric roller door to front, power and lighting.

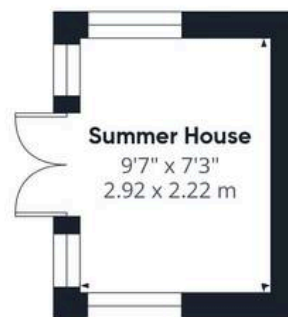




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1302 ft<sup>2</sup>  
121.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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