

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: TBC  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£190,000  
Guide Price



## The Laurels

Hopton, NR31 9DD

- Mid-terrace family home
- 2 separate bedrooms
- Open-plan lounge/ diner + extra reception room
- Extended kitchen with built-in storage
- Full enclosed rear garden opening to a local park
- Gas central heating
- Off road parking for multiple vehicles & garage
- Ready for personalisation & making your own
- In a sought after cul-de-sac in Hopton-on-Sea
- Close to local amenities & shops

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements

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### Location

This property is nestled in the heart of Hopton, a seaside village situated on the stunning and idyllic east coast of Norfolk, just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. The village amenities include leisure facilities, pubs and restaurants, primary school, James Paget Hospital, Gorleston golf club, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth, Lowestoft and surrounding areas.

### Entrance Hall

Composite entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and a door opens into the sitting room.

### Lounge/ Diner

Laminate flooring, UPVC double glazed bay window to the front aspect, under-stair storage cupboard, x2 radiators, a door opens into the kitchen and French doors open into the reception room.

### Kitchen

Tile flooring, UPVC double glazed window to the rear aspect, built-in airing cupboard, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, built-in oven, electric hob & space for a washing machine and a doorway opening leads through to the reception room.

### Reception Room

Perfect as a garden room, home office, or children's playroom, this versatile space features tile flooring, a radiator and French doors that lead back into the lounge/diner and out to the garden.

### Stairs leading to the First Floor Landing

Fitted carpet, vinyl flooring and doors opening to bedrooms 1-3 & the shower room.

### Bedroom 1

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

### Shower Room

Laminate flooring, UPVC double glazed window to the rear aspect, loft access, radiator, toilet & wash basin with hot & cold taps set into a vanity unit and an electric shower set into a cubicle enclosure.

### Outside

The front of the property features a neatly laid lawn bordered by an array of plants and shrubs, adding colour and curb appeal. A pathway leads to the sheltered main entrance, which benefits from outdoor lighting for added convenience and security.

To the rear, a well-designed, low-maintenance patio garden features decorative shingle borders and paved areas, complemented by raised planters filled with vibrant, mature plants. Fully enclosed by a panel fence surround for privacy and security, the garden also includes outdoor lighting, a water tap, gated rear access, and a useful storage shed. Additionally, the property benefits from two car parking spaces and a garage located at the rear, providing excellent practicality and secure off-road parking.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

