

£325,000
Asking Price



Lowestoft Road

Hopton, NR31 9AH

- Detached family home
- 3 separate bedrooms
- Master bedroom with en-suite
- Ground floor cloakroom
- Gas central heating with Hive controls
- Extremely well presented throughout
- Open-plan lounge/diner
- Privately owned solar panels & battery system
- Fully enclosed rear garden with a versatile studio space & hot tub
- In sought after Hopton-on-Sea village, close to local amenities & shops

**PAUL
HUBBARD**



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, recessed door mat, LVT flooring, radiator, LED ceiling lamp, stairs leading to the first floor landing and doors opening to the kitchen, cloakroom and lounge/diner.

Kitchen

3.14m x 2.63m

LVT flooring, UPVC double glazed window to the front aspect, LED touch light switch, down lights, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, water softener, built-in oven, ceramic hob, stainless steel extractor hood, integrated fridge-freezer & dishwasher and space for a washing machine.

Cloakroom

2.10m x 0.91m

LVT flooring, UPVC double glazed obscure window to the front aspect, radiator, consumer unit, extractor fan, toilet, pedestal wash basin with mixer tap and a tile splash back.

Lounge/ Diner

4.52m x 4.87m

Fitted carpet, x2 UPVC double glazed windows to the rear aspect, under-stair storage cupboard, x2 radiators, spotlights and UPVC French doors open out to the rear garden with fitted blinds.

Stairs leading to the First Floor Landing

Fitted carpet, airing cupboard and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

3.20m x 2.73m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobes, loft access and a door opens into the en-suite shower room.



En-suite Shower Room

2.14m x 1.69m

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, extractor fan, part-tiled walls, toilet, pedestal wash basin with mixer tap and a mains-fed shower set into a cubicle enclosure.

Bedroom 2

2.85m x 2.62m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

2.64m x 1.97m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



Bathroom

2.24m x 1.80m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, part-tiled walls, toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap and a hand-held shower attachment.

Outside

A smart brick weave driveway offers off-road parking, bordered by low-maintenance shingle beds and raised planters for a touch of greenery. A pathway leads to the main entrance, sheltered by a charming veranda—complete with outdoor lighting and a water tap. Gated side access leads through to the rear garden.

The rear garden is a generous, versatile space designed for both relaxation and entertaining. It features a laid lawn, paved seating areas, shingle borders, and practical touches such as outdoor lighting and a water tap. Toward the back, a second patio area houses a private hot tub enclosed by fencing for added seclusion. There's also ample space for outdoor dining and access to a fully equipped studio space.







Studio

5.33m x 4.14m

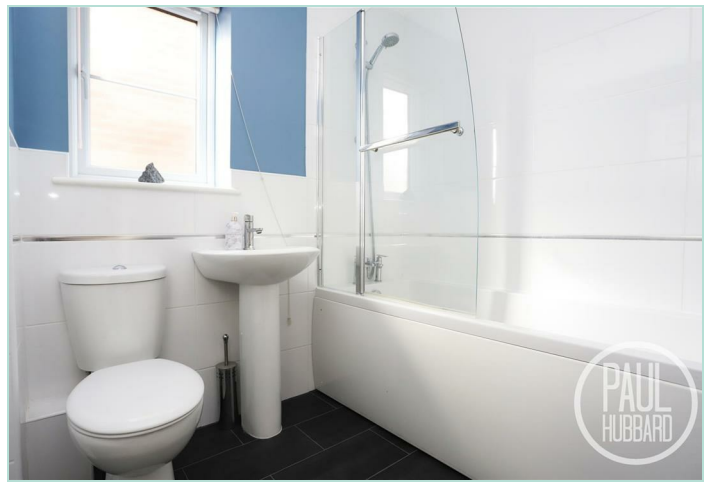
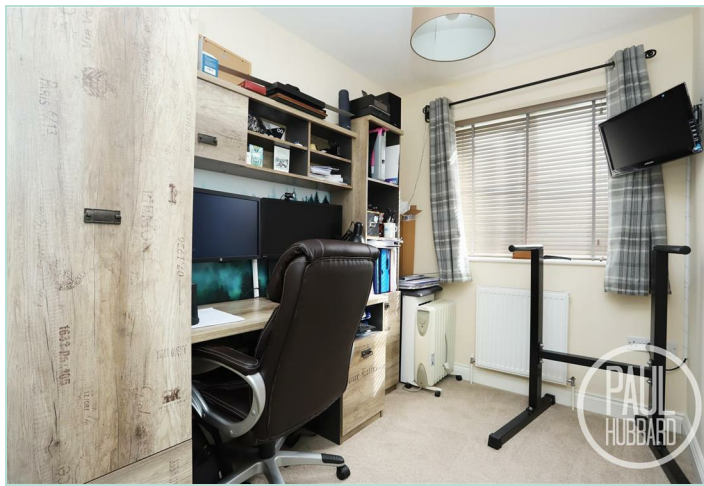
Double UPVC French doors open into a spacious and stylish studio space, finished with laminate flooring, a large front-facing window, power, lighting, and an electric radiator. Fitted with base and wall units, laminate worktops, and space for a fridge and tumble dryer, it's the ideal space for a home bar, workshop, garden office, or changing area after a soak in the hot tub. A high-capacity electrical supply, including a dedicated fuse board and high-voltage cabling, has been professionally installed to support lighting, power sockets, and a hot tub. A true extension of the living space, perfect for year-round enjoyment.

Financial services

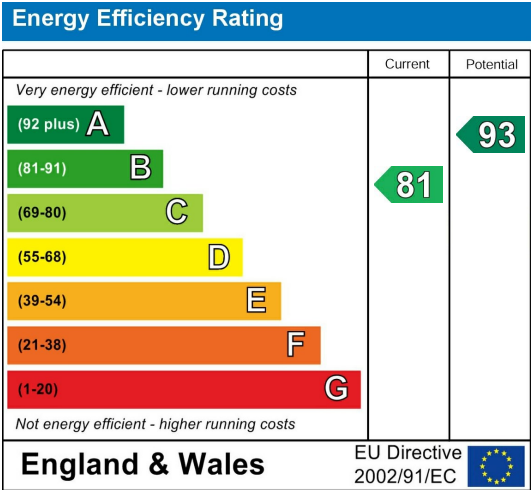
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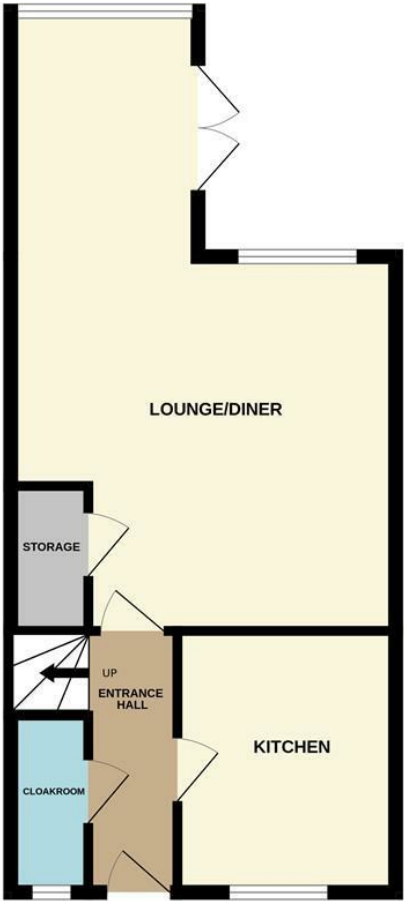




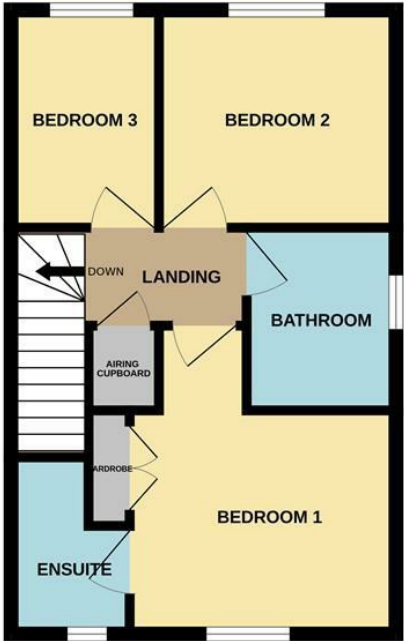
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: B
 Local Authority: Great Yarmouth Borough Council



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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