



38 The Laurels, Hopton

Offers in Region of £220,000

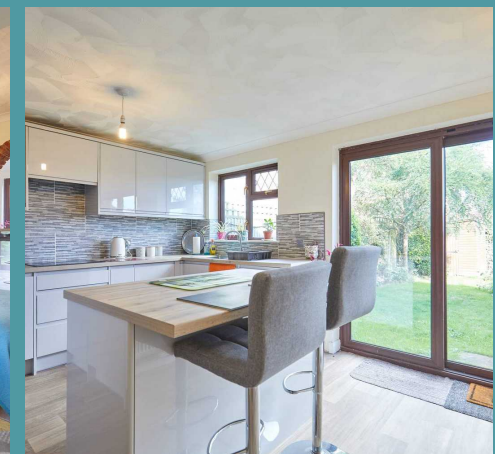
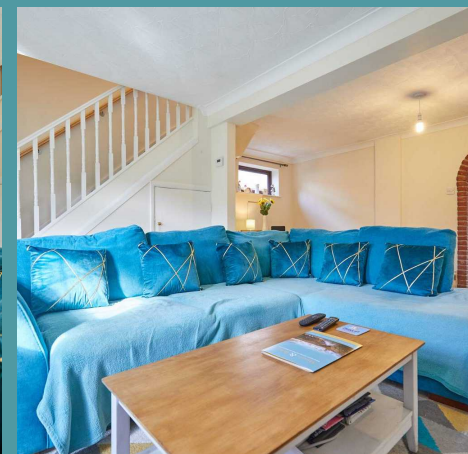
38 The Laurels

Hopton, Great Yarmouth

Situated in the coastal town of Hopton, this link-detached residence presents itself as an ideal opportunity for those seeking their perfect first home or a strategic investment purchase. With its prime location near the coast and thoughtful design elements, this property is poised to offer a lifestyle of ease and enjoyment to its future residents.

LOCATION

Hopton-on-Sea is a picturesque village and seaside resort nestled along the beautiful south Norfolk coast in England. Situated just 5 miles south of the vibrant town of Great Yarmouth and 3 miles north of the charming town of Lowestoft in Suffolk, Hopton-on-Sea enjoys a prime location, offering easy access to both coastal gems. 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.





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Upon entering this charming home, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is an open-plan sitting/dining room, tailored to suit the lifestyle needs of a contemporary family, offering ample space for relaxation and entertainment. At the heart of the home lies a brand newly fitted kitchen/breakfast room, equipped with high-quality units and appliances to enhance your cooking experience. Offering ample amount of storage and counter-top space for meal preparation.

Ascending to the first floor, two well-appointed bedrooms await, thoughtfully designed to offer relaxation and privacy. Completed the upper floor is a family bathroom, providing comfort and privacy within the confines of this residence.

Towards the rear is a well-maintained garden, primarily laid to lawn, bordered by a range of mature shrubbery. With a wooden shed, suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion.





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The property also benefits from the convenience of two allocated parking spaces, catering to the needs of modern-day living. Efficiently located in close proximity to a plethora of local amenities, residents will find themselves just a few minutes' drive from the James Paget Hospital, ensuring easy access to healthcare services. Hopton beach is just a short walk away, as well as Gorleston beach being a few minutes drive. Additionally, the natural surroundings present ample opportunities for outdoor activities and relaxation.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

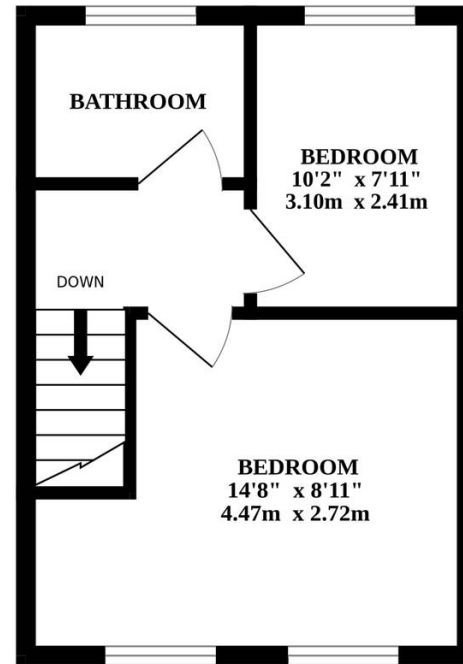
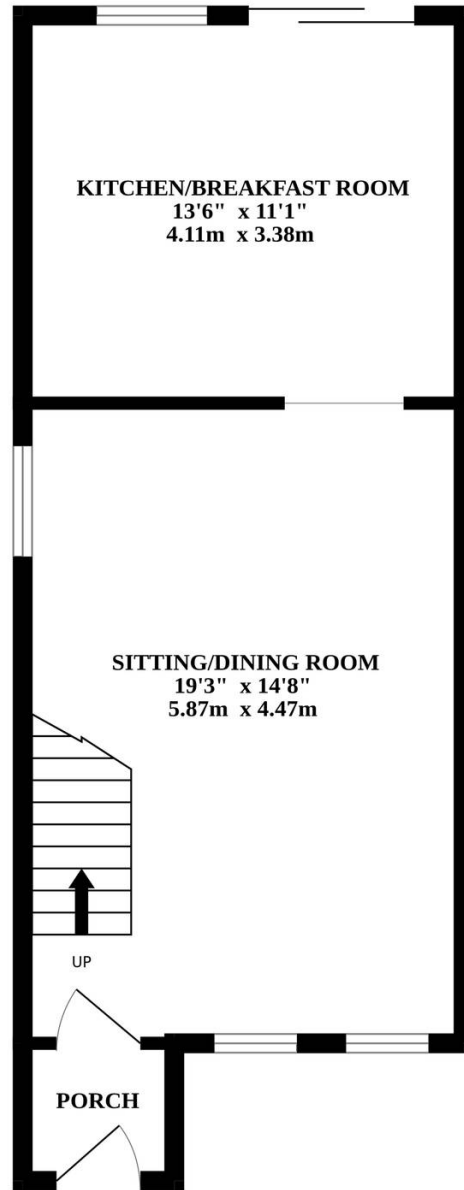
Heating system - Gas central heating.

Council Tax Band: B

- LINK-DETACHED RESIDENCE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- CLOSE TO HOPTON SEAFRONT
- JUST A FEW MINUTES DRIVE FROM GORLESTON BEACH
- BRAND NEW FITTED KITCHEN/BREAKFAST ROOM
- SPACIOUS OPEN-PLAN SITTING/DINING ROOM - SUITABLE FOR FAMILY LIVING
- TWO BEDROOMS & A BATHROOM
- MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- TWO ALLOCATED PARKING SPACES
- IN CLOSE PROXIMITY TO ALL LOCAL

GROUND FLOOR

1ST FLOOR



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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