



Minors & Brady

19 Anglian Way, Hopton  
£290,000

# 19 Anglian Way

Hopton, Great Yarmouth

An impressive individually designed extended four bedroom detached property with a large detached double garage situated in the attractive village of Hopton-on-sea. The property offers ample living space as well as flexibility and huge potential. This home comprises of four double bedrooms, a ground floor bathroom and first floor shower room, lounge, kitchen, dining room, conservatory and enclosed westerly facing enclosed rear garden.

## 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, beach, 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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Step inside where you are greeted by a welcoming entrance hall. Located at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture and decorative items. The wet room/utility room comprises of a four piece suite, with areas for your laundry goods.

The kitchen/diner ensures effortless interaction when hosting and the busy family lifestyle. It is fitted with units and appliances to be able to cook your favourite meals. The dining room is where you can gather with family and friends. Transitioning into the conservatory, for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your home.

Heading upstairs you will find four bedrooms, designed to offer you relaxation and privacy. One of which benefits from a walk-in dressing room. The bathroom comprises of a three piece suite, accommodating all family members and guests.





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To the rear is a well maintained mainly laid to lawn garden which is fully enclosed by panelled fencing, there is a brick weaved area with gated access to the front of the property. There are also access doors to the double garage, and further door giving access to brick-built shed. The garage has a variety of uses, including additional parking, extra storage space or has potential to be renovated (stpp). To the front of the property there is a laid to lawn garden with small plants and flowers on the back boarder. There is also off road parking for multiple vehicles via the drive way which also offers gated access to the rear and garage with an up and over door to the front.

### Agents Notes

We understand that the property is freehold and will be connected to mains electricity, gas, water and drainage.

The property is fitted with gas central heating and radiators throughout (the boiler is 6 years old).

Council Tax Band: C



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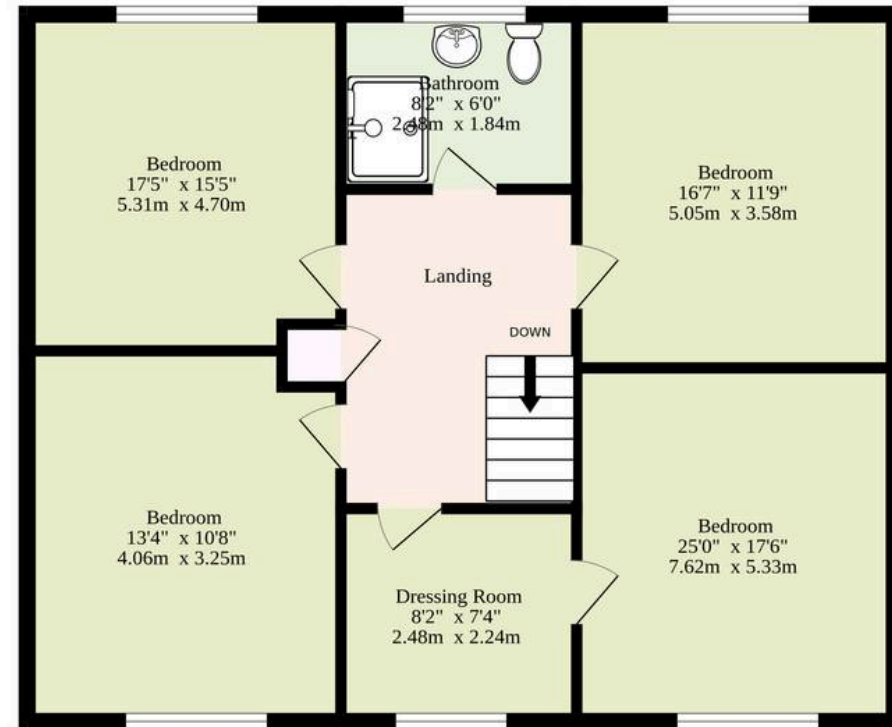
- Detached residence in the coastal village of Hopton
- Beautiful family home that is full of potential, with flexible and spacious accommodation
- Comfortable sitting room filled with an abundance of natural light
- Kitchen to be able to cook your favourite meals
- Dining room to encourage family gatherings
- Light-filled conservatory offering panoramic views of the garden
- Four bedrooms, a dressing room and a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking and a double garage for storage options
- Close proximity to local shops, bus routes, healthcare facilities and the beach



**Ground Floor**  
1076 sq.ft. (100.0 sq.m.) approx.



**1st Floor**  
1141 sq.ft. (106.0 sq.m.) approx.



Sqft Does Not Include The Entrance Hall, Wet Room/Utility Room And The Landing

**TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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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