



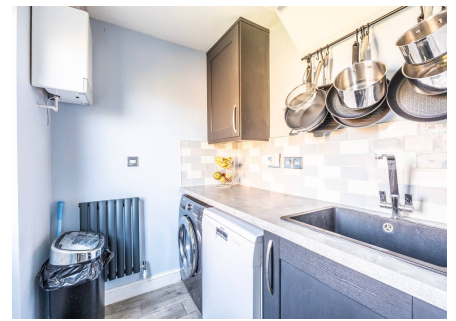
8 Culley Way, Hopton

£300,000 Freehold

Nestled just a short stroll away from the beach, this well-presented three-bedroom detached house offers a prime opportunity for those seeking a comfortable family home in a coveted location. This inviting property occupies a corner plot with a charming walled garden, striking the perfect balance between privacy and tranquillity.

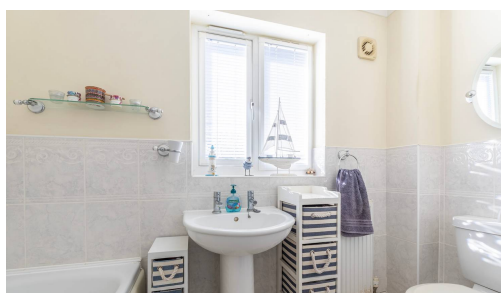
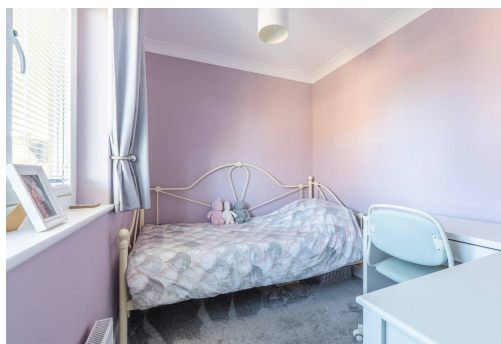
Location

Culley Way, Hopton, NR31 9TF, is situated in the charming coastal village of Hopton-on-Sea, just a short walk from the beautiful sandy beaches of the Norfolk coastline. This peaceful village offers a relaxing seaside lifestyle while being conveniently close to Great Yarmouth, where you'll find a wide range of amenities, entertainment, and transport links. Hopton boasts a strong sense of community, with local shops, pubs, and schools, making it ideal for families. The nearby A12 provides easy access to Norwich and Lowestoft, perfect for commuting or exploring the picturesque Norfolk Broads.



Culley Way

As you step inside, you are greeted by a welcoming porch leading to an entrance hall that effortlessly connects the various living spaces on the ground floor. To the right, a spacious lounge beckons with sliding doors that seamlessly integrate the interior with the beautifully maintained rear garden. To the left, a dining room provides space for memorable family gatherings and special occasions.



The heart of the home is the fitted kitchen, complete with base and wall mounted storage units, gas hob, electric oven, stainless steel sink, and drainer. An adjacent utility room, equipped with plumbing for a washing machine, adds to the functionality of the space.

Upstairs, three generously proportioned bedrooms await, including a master suite with an ensuite and two built-in wardrobes. The remaining bedrooms feature ample storage with wardrobes and a storage cupboard, ensuring practicality is never compromised. An additional family bathroom caters to the needs of the household with a panel bath, pedestal hand wash basin, and low-level WC.

Externally, the property offers off-road parking, a garage with power and light, and well-maintained front and rear gardens for outdoor enjoyment. To the front, a lawned garden and shingle bed create a welcoming ambience, while the rear garden provides a paved patio area and a lush expanse of lawn bordered by an array of blossoming shrubs and plants.

Agents Notes

We understand this property will be sold freehold, connected to mains water, gas, electricity, and drainage.

Council Tax band: C

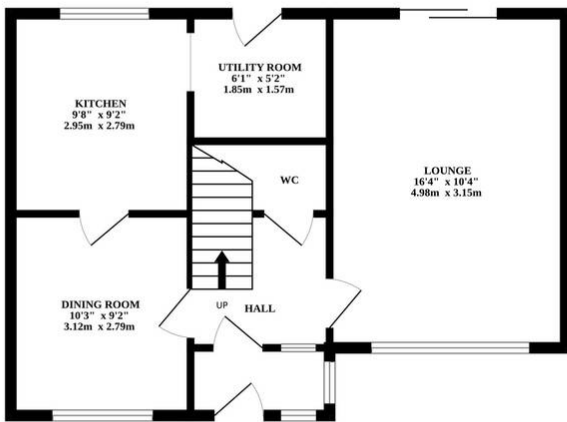
Tenure: Freehold

EPC Energy Efficiency Rating: C

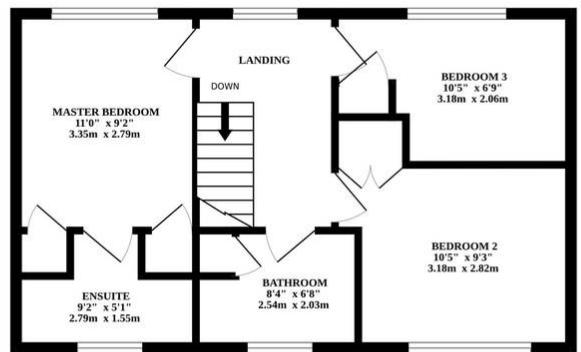
EPC Environmental Impact Rating: C



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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