



55 Shorefields, Warren Road, Hopton Holiday Village



Minors & Brady

## Shorefields, Warren Road

Hopton Holiday Village

Set within the popular Hopton Holiday Park on Warren Road in Hopton, this well-presented three-bedroom holiday lodge offers an easy and low-maintenance coastal retreat, available with no onward chain. Designed with modern living in mind, the property provides bright, open-plan accommodation alongside private outdoor space, making it well-suited for personal holiday use or as a lifestyle investment.

Council Tax band: TBD

Tenure: Freehold



**M&B**

## Shorefields, Warren Road

### Hopton Holiday Village

- No onward chain, allowing for a straightforward and efficient purchase
- Well presented three bedroom holiday lodge offering modern, low maintenance accommodation throughout
- Well suited for personal holiday use or as an investment opportunity within a well established park setting
- Open plan kitchen, living and dining room with generous proportions and direct access onto a private decking area, ideal for relaxed indoor outdoor living
- Principal bedroom with ensuite shower room, alongside two further bedrooms offering flexible sleeping or guest accommodation
- Private decking area positioned to enjoy outdoor seating and entertaining, extending the main living space
- Located within the popular Hopton Holiday Park, open for occupancy from March through to November each year
- Coastal setting close to the beach and local amenities in Hopton, ideal as a holiday retreat or lifestyle purchase



# Shorefields, Warren Road

Hopton Holiday Village

## Location

Shorefields enjoys a desirable coastal setting in the popular village of Hopton on Sea, positioned close to the beach and the scenic clifftop paths that run along this stretch of the Norfolk coastline. The holiday village itself benefits from an on site entertainment complex offering both indoor and outdoor swimming pools, a restaurant and bar, and family friendly attractions including crazy golf, adding to the appeal for holiday use. Hopton on Sea offers a friendly community atmosphere with local amenities close by, while everyday shopping and services are easily accessed in nearby Gorleston and Lowestoft. The sandy beach is ideal for walks and enjoying the sea air, with open green spaces and countryside routes also within easy reach. Regular bus services connect the area to surrounding towns, and the A12 provides straightforward access for travel along the coast and inland, making this a practical and appealing location for coastal escapes.

## Shorefields

The accommodation is arranged on one level and begins with a welcoming entrance hall which provides access to all rooms. At the heart of the home is the spacious open plan kitchen, living and dining room, a well proportioned space that comfortably accommodates seating, dining and cooking areas.



## Shorefields, Warren Road

### Hopton Holiday Village

The kitchen is neatly arranged with fitted units, work surfaces and integrated appliances, while the living area benefits from excellent natural light and direct access out to the private decking, creating an easy flow for indoor and outdoor use.

The principal bedroom is positioned to one side of the lodge and benefits from its own en suite shower room, offering a comfortable and private space. Two further bedrooms are served by a separate shower room, providing flexible accommodation for family members or guests. Both additional bedrooms work well as guest rooms or adaptable spaces depending on individual needs.

Outside, the lodge enjoys a private decking area, ideal for seating, dining or simply relaxing during warmer months. The setting within Hopton Holiday Park places the property within easy reach of the beach and local amenities in Hopton, while also benefiting from the facilities and community feel the park offers. In addition to the lodge being open from March - November, it may also be used on weekends through to January, along with a permitted 10 consecutive days over the Christmas period, although it should be noted that park services are not available during these extended winter periods.



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Ground Floor  
561 sq.ft. (52.1 sq.m.) approx.



Sqft Doesn't Include Decking

TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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## Minors & Brady

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