



Station Road
Hopton-On-Sea, Norfolk

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ESTATE AGENTS

Gorleston - 3.8 miles
Lowestoft - 5.0 miles
Norwich - 26.4 miles

Formally the railway station house for Hopton, this grand and prominent detached home sits pride of place in the heart of the village. Offering versatile living accommodation across two large reception rooms and a kitchen/breakfast room, this substantial property also boasts four double bedrooms and a generous size, beautifully sculpted garden, with outbuildings and parking, all within a ten minute walk to the beach.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Landing
- Four Double Bedrooms
- Cloakroom
- Garage & Driveway Parking
- Brick Shed



Station Road, Hopton-On-Sea, Norfolk

The Property

Stepping over the threshold, a pleasant hallway welcomes you into the property. To your right a door leads into the sitting room, which is a good size room and provides a very useable space, with a grand fireplace as a centrepiece. Across the hallway you will find a second spacious reception room in the form of a dining room, which also links to the kitchen/breakfast room. The dining room is another versatile space with patio doors to outside, providing lots of light and also boasting another attractive fireplace. The kitchen is fitted with a range of base and wall mounted storage units, set above and below plenty of worktop space. Also integrated within is an eye-level double oven, separate hob beside, dishwasher and inset circular kitchen sink. Space for an under-counter fridge-freezer can also be found, along with ample room for a breakfast table and chairs to one corner. To the back of this room a door opens into a small lobby, which in turn gives access to a storage cupboard, the main bathroom and outside via an external door. The bathroom is a large room and is equipped with a bath tub, separate shower cubicle, toilet and wash basin. From the hallway, stairs lead up to the first floor and underneath two storage cupboards can be found. Moving up the stairs you will pass a cloakroom that provides toilet and wash basin facilities to the first floor and eventually find yourself on the open landing space. The first floor is divided into four generous double bedrooms of roughly equal size, two of which being more rectangular in shape than the others. The room to the front of the house benefits from built-in storage cupboards and is currently used as the master bedroom. The icing on the cake is the many original character features that can be found throughout the property, preserving the history of this significant building.

Location

The seaside village of Hopton-On-Sea is located between Lowestoft and Great Yarmouth. It has a regular bus service to Norwich, Great Yarmouth and Lowestoft and the village maintains a post office, two local convenience stores, a primary school, a hair salon, a chip shop and a traditional village pub. To top it off, a fantastic beach is only a short walk away. The James Paget hospital is located in Gorleston, just a few minutes drive away.



Outside

The property sits centrally in the spacious plot which is approximately 0.20 acres in size and kept in exceptional order. An iron gate opens up from the pavement out front, leading along a garden path and to the front door. The boundaries are marked with high hedgerows, creating a private and secluded space to enjoy. A substantial brick built shed can be found to the front-right corner, benefitting from power and light with attractive and colourful plant beds and trees surrounding it. The back-left corner of the garden has been separated to provide an area of vegetable gardens and spot for a greenhouse. To the right hand boundary you will find various timber sheds, a summer house and the double garage. The garage is accessed by vehicle down a shared drive to the right hand side of the plot, with off-road parking in front of the up-and-over door. Further parking can be obtained by large timber gates that open up into the garden.





Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Heating: Gas fired central heating
Water: Mains water
Drainage: Mains drainage
Mains electricity

Local Authority:

Great Yarmouth Borough Council
Council Tax Band: E
Energy Performance Rating: E
Postal Code: NR31 9BH

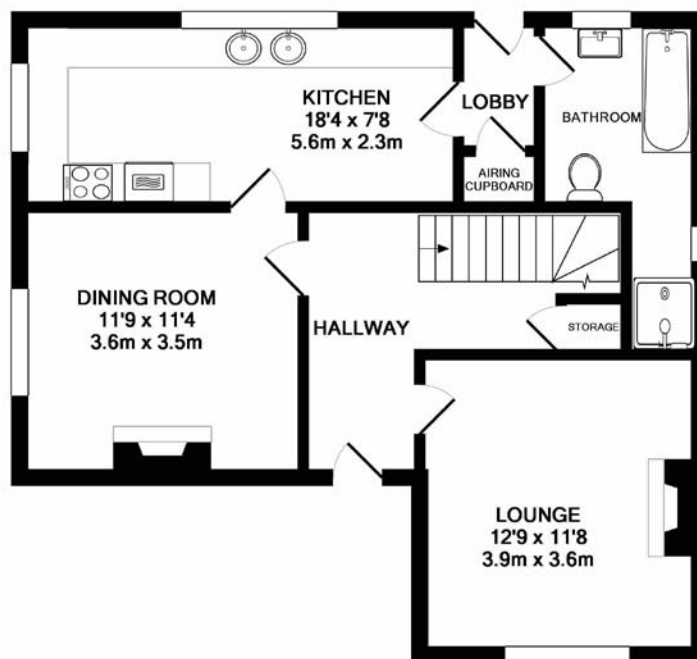
Tenure

Vacant possession of the freehold will be given upon completion.

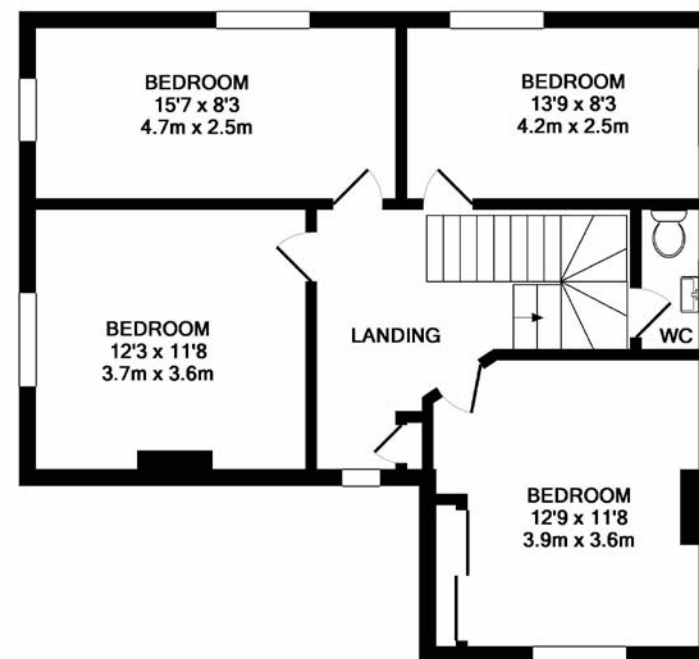
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £365,000



GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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