

22 Teulon Close, Hopton - NR31 9BF

Fixed Price- £325,000 Freehold

Beautifully presented and thoughtfully laid out, this modern three-bedroom link-detached bungalow offers stylish single-level living just moments from the coast. Built in 2016, the home features a contemporary kitchen, a spacious open-plan lounge and dining area, and a light-filled garden room that enhances the overall living space. The master bedroom includes an en-suite shower room and fitted wardrobe, while the additional bedrooms offer flexibility for family, guests, or working from home. Finished with Karndean flooring, underfloor heating, and a landscaped rear garden complete with patio seating, this home also benefits from a brickweave driveway and integral garage, all set within a sought-after village location near the beach.

Location

Teulon Close enjoys a peaceful cul-de-sac setting in the popular coastal village of Hopton-on-Sea, just a short stroll from the sandy beach and scenic coastal walks. The village offers a range of everyday amenities, including a convenience store, takeaways, and a well-regarded primary school. Residents benefit from easy access to nearby golf courses, family attractions, and open countryside, as well as excellent road links to Great Yarmouth, Lowestoft, and the A47. With a friendly community feel and a relaxed seaside atmosphere, this location is well suited to permanent living, holiday letting, or use as a second home.



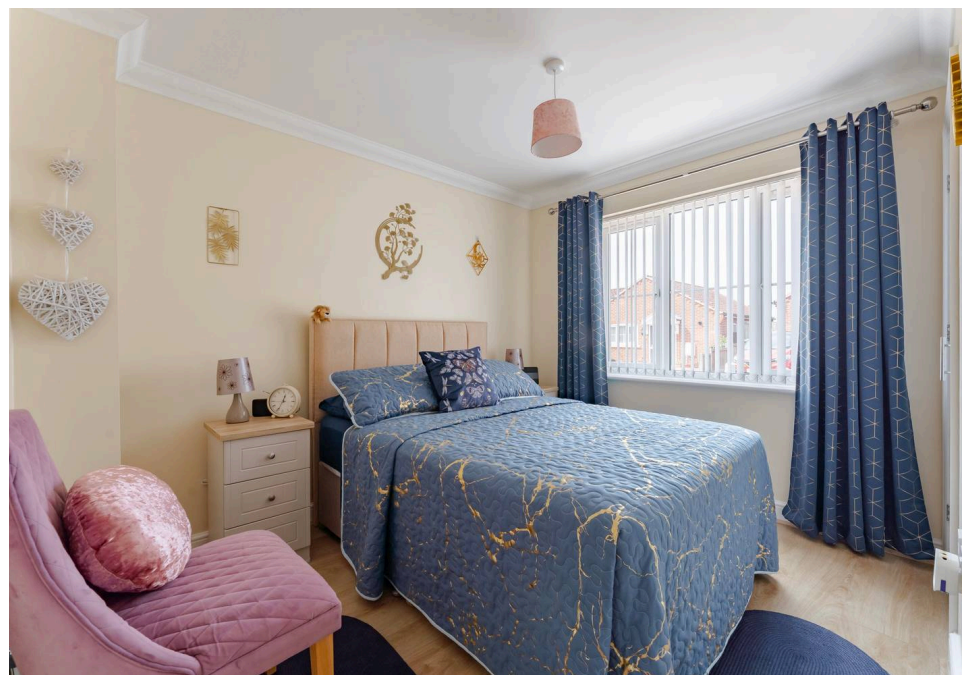
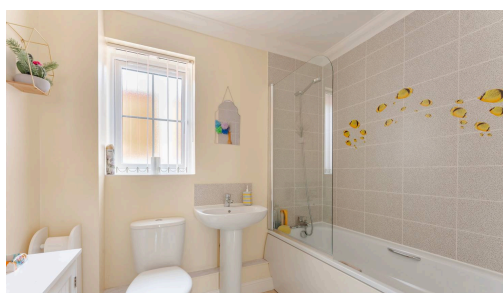
Agents notes

We understand that the property will be sold freehold, connected to all main services.

There are restrictive covenants in place stating that the front door must be black, pigs or poultry are not permitted, caravans or large vehicles are not allowed, and parking on the front lawn is prohibited.

Heating system- Gas Central Heating

Council Tax Band- C



Teulon Close, Hopton

Step into the hallway, where you will find a useful built-in storage cupboard, ideal for keeping coats, shoes, and everyday essentials neatly tucked away.

The contemporary kitchen is thoughtfully designed with stylish tiled splashbacks, modern fitted units, and wood-effect worktops. It comes fully equipped with an electric hob, oven, and extractor fan, while inset ceiling lights and practical tiled flooring enhance the space. A door provides convenient access to the outside.

Continue through to the generous open-plan lounge and dining area, a warm and inviting space finished with Karndean wood-effect flooring and elegant pendant lighting. This spacious room offers plenty of flexibility for both relaxing and entertaining, with ample space for a full-size dining table and multiple seating arrangements. Large windows draw in an abundance of natural light, creating a bright and airy atmosphere throughout the day. Sliding doors open into the garden room, which extends the living area beautifully. With soft carpet flooring, access to the garage, and direct connection to the rear garden, this room offers both practicality and flexibility.

The property offers three well-proportioned bedrooms. The master bedroom is a spacious double featuring a built-in wardrobe for convenient storage and a private en-suite shower room with a glass shower cubicle and part-tiled walls. The second bedroom is also a good-sized double with fitted storage and soft carpet underfoot. The third bedroom is a versatile space, ideal as a study, nursery, or occasional guest room, and is finished with Karndean flooring.

A well-appointed family bathroom serves the remaining bedrooms and includes a panelled bath, tiled flooring, and full tiling around the bath area for a clean and modern finish.

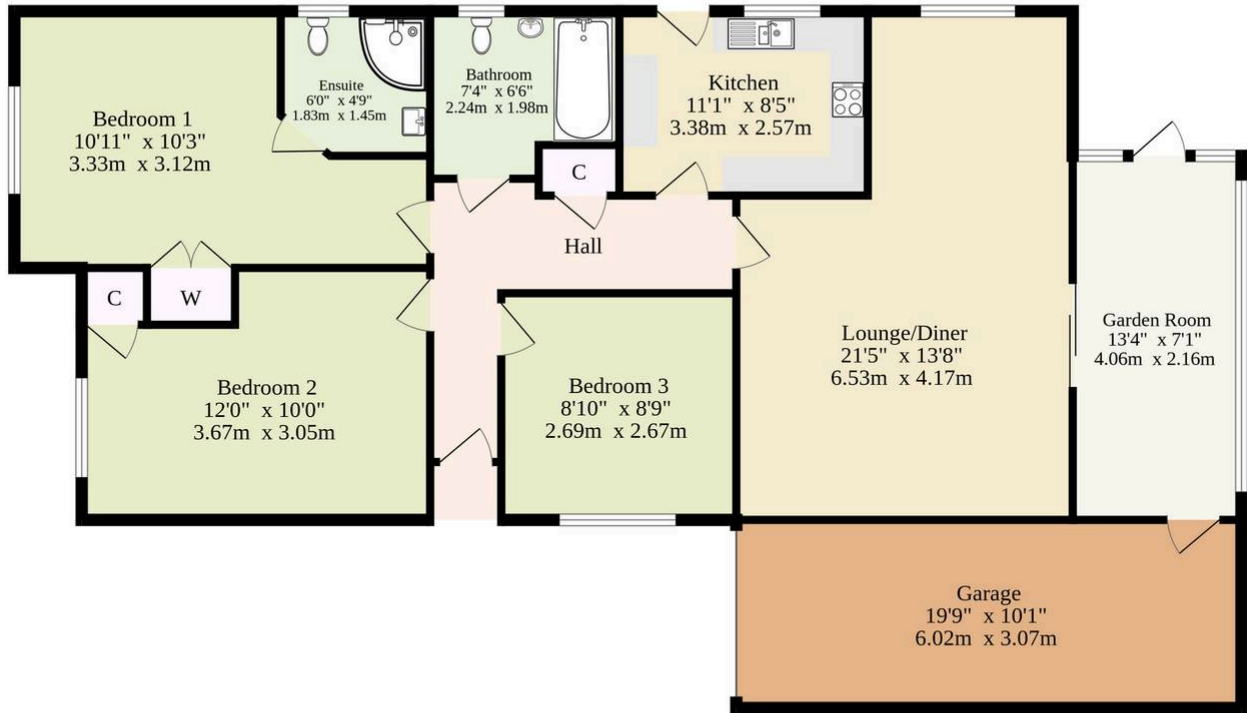
The property benefits from underfloor heating and double glazing throughout, providing year-round comfort and energy efficiency.

Outside, the rear garden is immaculately landscaped and thoughtfully designed for ease of maintenance and year-round enjoyment. Mostly laid to lawn, it features a central decorative gravel area framed by paving, creating a charming focal point. A patio seating area provides the perfect spot to relax or entertain, while a side path offers convenient access to the front of the property.

At the front, a neatly laid brickweave driveway provides generous off-road parking for multiple vehicles and leads to an integral garage, offering secure storage or additional parking.



Ground Floor
1142 sq.ft. (106.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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