



## 5 St. Margarets Way, Hopton - NR31 9RP

£300,000 - £325,000 Freehold

Enjoying a generous plot in the well-connected coastal village of Hopton, this spacious semi-detached home offers versatile living across two floors. A bay-fronted lounge with brick surround fireplace opens into the dining room, which in turn leads to a bright conservatory overlooking the garden, complete with French doors to the outside. The fitted kitchen includes ample worktop space, integrated appliances, and external access, while a practical ground-floor shower room enhances day-to-day convenience.

Upstairs, three good-sized bedrooms provide comfortable accommodation, complemented by a well-appointed family bathroom with both bath and walk-in shower. Outside, the large enclosed rear garden features mature shrubs and a generous patio seating area, while a long driveway and detached garage offer ample off-road parking.



## Location

St. Margaret's Way sits within the well-connected coastal village of Hopton, ideally placed between Great Yarmouth and Lowestoft. The area offers easy access to sandy beaches, scenic walks, and local amenities including a convenience store, pub, post office, and primary school. Regular bus services connect residents to neighbouring towns, while nearby road links such as the A12 make travel further afield straightforward. Families will appreciate the nearby schools and recreational spaces, while coastal paths and golf courses provide leisure opportunities close to home. With both countryside and coastline nearby, this location offers a practical and appealing setting for those seeking village life with strong links to larger centres.



## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C

Some images have been virtually staged for illustrative purposes only.





## St. Margaret's Way, Hopton

Step through the porch and into a home that immediately feels generous and welcoming. The spacious lounge is filled with natural light, thanks to a wide bay window at the front, and offers a sense of warmth and character with its brick surround fireplace and soft carpet underfoot.

This inviting space opens directly into the dining area, creating an easy flow that's ideal for both everyday living and entertaining. Here, French doors lead into the conservatory, which acts as a natural extension of the living space. Surrounded by garden views, it's a bright and flexible room, perfect for relaxing, hosting guests, or using as a play area or hobby space, with its own set of French doors taking you out to the garden.

The kitchen is positioned just off the main living areas and offers a practical layout with a generous run of fitted units and worktop space. Tiled splashbacks frame the walls, while a built-in hob with an extractor sits ready for home cooking. There's plumbing for a dishwasher and a side door offering direct access to the garden, keeping day-to-day life functional and easy.

The dining area also leads to the ground-floor shower room, which is fitted with partially tiled walls, integrated storage, and a modern suite, providing a handy and stylish additional facility for busy households or guests.

Upstairs, the home continues to impress with three well-sized bedrooms. Two of these are comfortable doubles, with one featuring a useful built-in cupboard. The third bedroom, though slightly smaller, is still generously proportioned and includes its own large storage cupboard, lending itself well as a home office, nursery, or extra bedroom. All bedrooms enjoy fitted carpet and good levels of natural light.

The family bathroom brings everything together with a thoughtful and well-finished design, offering both a bathtub and a walk-in shower cubicle, partially tiled walls, and further integrated storage, ensuring everything has its place.

The home benefits from double glazing throughout, adding to its practicality and year-round comfort.

Outside, the home sits on a generous plot with an enclosed rear garden that has been designed with ease and privacy in mind. Mature shrubs and established planting line the borders, while a large patio area creates the perfect setting for outdoor dining, entertaining guests, or enjoying quiet moments in the sun. The layout ensures a practical and low-maintenance space that still feels green and inviting.

A long driveway runs alongside the house, offering ample off-road parking for multiple vehicles and leading to a detached garage. The garage includes power and lighting, along with a side door that opens directly into the garden, adding extra convenience for day-to-day use.



Ground Floor  
807 sq.ft. (75.0 sq.m.) approx.



1st Floor  
355 sq.ft. (33.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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