



12 Mariners Park Close, Hopton

Great Yarmouth



Minors & Brady

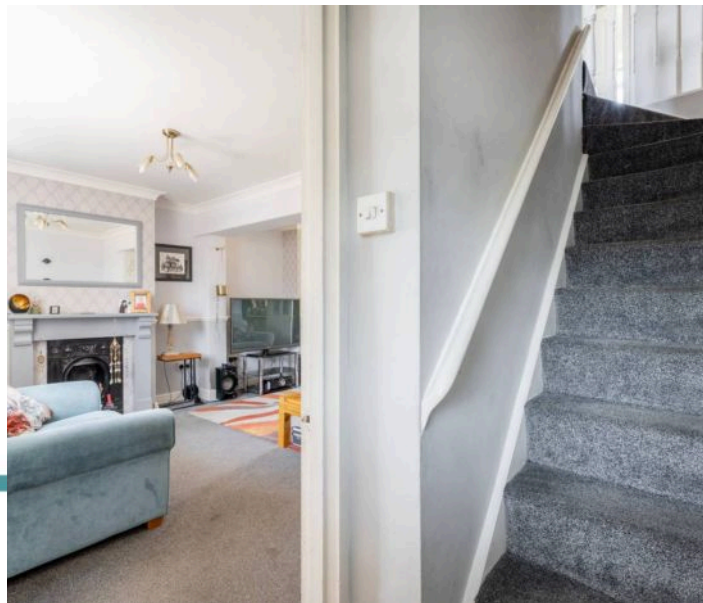


# 12 Mariners Park Close

Hopton, Great Yarmouth

Placed in the heart of Hopton, this inviting chain-free, family home at Mariners Park Close offers comfortable and versatile living with four bedrooms, a bright lounge/diner opening onto the garden, and a practical kitchen/breakfast room. The fully enclosed rear garden with a patio provides a private space for relaxing or entertaining, while the front driveway and garage offer convenient storage and parking. Inside, the home also includes a flexible fourth bedroom, ideal for a home office or guest room. Just a short walk from the beach, parks, and green spaces, the property is perfectly positioned for enjoying the outdoors and village life. The local community is welcoming, centred around the Village Hall and the popular White Hart pub, with excellent transport links to Great Yarmouth and Lowestoft. With no chain, this property is a rare opportunity to enjoy a spacious home in a sought-after coastal location.

- Available with no chain, offering a smoother and more straightforward purchase
- Four well-presented bedrooms, including a versatile fourth bedroom ideal for a home office or guest room
- Bright lounge/diner with feature fireplace and French doors opening onto the garden
- Practical kitchen/breakfast room with ample storage and work surfaces
- Family bathroom with panelled bath, shower attachment, W/C and vanity storage
- Fully enclosed rear garden with lawn and patio, perfect for entertaining or relaxing
- Front driveway and garage with power, lighting, fitted shelving, and storage units



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0800 518 2102



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Hopton, Great Yarmouth

## The Location

Mariners Park Close is located in the attractive village of Hopton, offering a fantastic combination of coastal living and convenience. The property is within walking distance of the beach, perfect for morning walks, family outings, or simply enjoying the fresh sea air. Local parks and green spaces provide plenty of room for outdoor recreation, while the village itself has a strong community spirit, centred around the Village Hall and the popular White Hart pub, both offering opportunities to socialise and connect with neighbours.

Transport links are excellent, with regular bus routes nearby and easy access to the A47, making it simple to reach both Great Yarmouth and Lowestoft for shopping, dining, and other amenities. Families and sports lovers will appreciate the proximity to Hopton FC, ideal for local football matches, and Gorleston Golf Club for leisurely rounds. For days out and family entertainment, Pleasurewood Hills theme park is just a short drive away.

The location of Mariners Park Close is particularly convenient, sitting almost equidistant between Great Yarmouth and Lowestoft, allowing residents to enjoy the best of both towns, from supermarkets and high-street shops to cafés, restaurants, and leisure facilities. Whether you're looking for a relaxed village lifestyle, easy access to the coast, or connections to local amenities and transport links, this property offers the perfect balance.



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## Mariners Park Close, Hopton

Step inside through the inviting entrance hall, complete with a front door, soft carpet underfoot and a staircase guiding you effortlessly to the first floor.

The heart of the home, the spacious lounge/diner, is filled with natural light thanks to its large front-facing window and elegant French doors that open directly onto the garden. A feature fireplace creates a cosy focal point, while the generous layout makes this room perfect for both relaxing evenings and entertaining guests.

The kitchen/breakfast room offers a space designed for functionality. With a range of units, granite-effect work surfaces, and a stainless steel sink, it's the ideal setting for cooking and dining. A large window frames views over the garden, filling the space with light and warmth.

Upstairs, the landing flows into the home's well-presented bedrooms, each offering comfort and character. The family bathroom is fresh and functional, featuring a panelled bath with shower attachment, low-level W/C, and a wash hand basin with handy vanity storage.

A versatile fourth bedroom completes the accommodation, ideal as a guest room, home office, or creative space.





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Outside, the property truly shines with a generous rear garden, fully enclosed for privacy and laid mostly to lawn with a charming patio area, perfect for summer evenings or weekend gatherings.

To the front, attractive brickweave paving leads to a garage with power, lighting, fitted shelving, and storage units, offering practicality alongside curb appeal.

This property is a wonderful opportunity to enjoy a stylish, spacious home with a well-maintained garden and modern conveniences – the perfect blend of contemporary living and everyday comfort.

### Agents Note

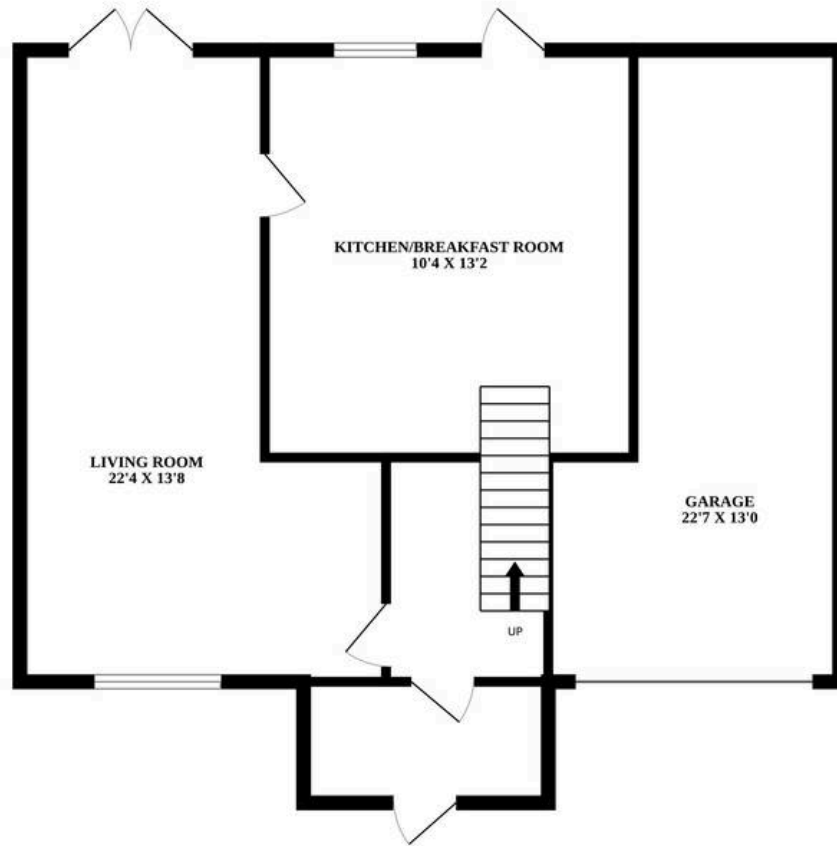
Sold Freehold

Connected to all mains services.

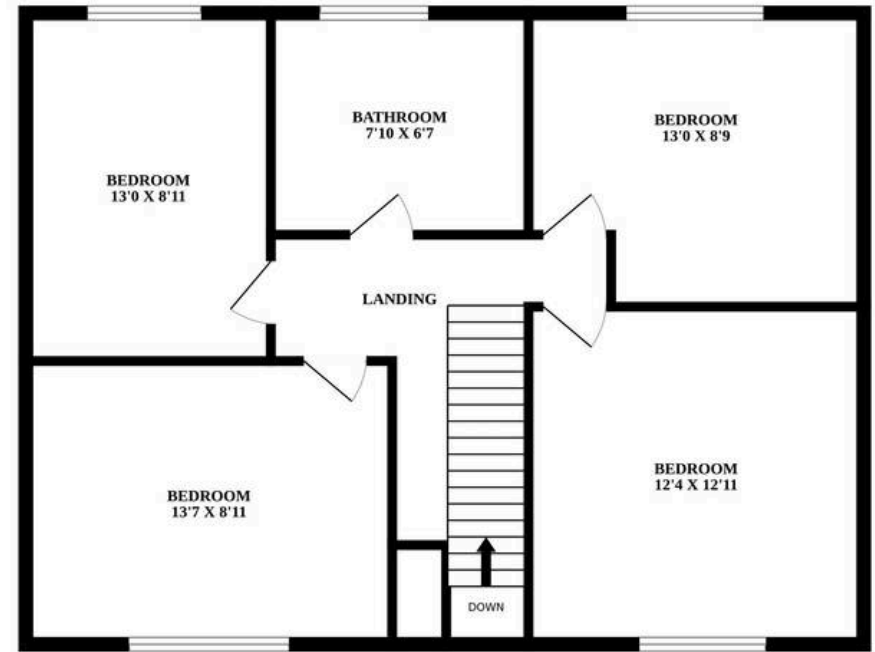


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GROUND FLOOR  
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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