



13 St. Margarets Way, Hopton

Great Yarmouth



Minors & Brady



## 13 St. Margarets Way

Hopton, Great Yarmouth

Impeccably presented and deceptively spacious, this semi-detached bungalow offers a ready-to-move-into home in a highly sought-after location. With the vendor already found, this property provides the opportunity for a smooth and timely move. Inside, the accommodation includes two double bedrooms, a bright lounge/diner with a south/west-facing bay window, a recently installed modern shower room, and a well-appointed kitchen. Outside, the property benefits from an oversized garage, a generous driveway, and a low-maintenance rear garden. Situated within walking distance of Hopton beach, James Paget Hospital, and local amenities, it is perfectly placed for both convenience and lifestyle.



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# 13 St. Margarets Way

Hopton, Great Yarmouth

- Impeccably presented semi-detached bungalow in a popular Hopton location
- Vendor found, making this a great opportunity for a smooth and timely move
- Bright lounge/diner featuring a south/west-facing bay window
- Modern fitted kitchen with ample storage and workspace
- Deceptively spacious accommodation with two double bedrooms
- Recently installed, brand new shower room finished to a high standard
- Newly fitted PVC double glazing throughout for comfort and efficiency
- Oversized garage and generous driveway with parking for up to three vehicles
- Low-maintenance rear garden laid with artificial grass, ideal for ease of upkeep
- Close to local amenities, within walking distance of Hopton beach and James Paget Hospital

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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## Location

St. Margarets Way enjoys a desirable position in a well-served area of NR31, within easy reach of both local shops and larger supermarkets, as well as schools, healthcare facilities, and leisure amenities. The nearby market town of Gorleston offers a bustling high street, a range of cafés and restaurants, and its much-loved sandy beach, ideal for days by the sea. Excellent transport links via the A47 provide straightforward access to Great Yarmouth and Norwich, while good public transport connections make travel around the wider area convenient. For those who enjoy the outdoors, the Norfolk Broads are also close by, offering scenic waterways, nature reserves, and plenty of opportunities for walking, cycling, and boating. This location combines everyday practicality with access to coastal attractions and countryside escapes.

## St. Margarets

Step inside through the PVC double glazed side entrance into the welcoming reception hall, complete with ceramic tiled flooring, a radiator, and a shelved storage cupboard. The kitchen is well equipped with a range of gloss-fronted wall and base units, ample work surfaces, space for appliances, and dual-aspect windows bringing in natural light. The lounge/diner enjoys a south/west-facing bay window, ceramic tiled flooring, a feature electric fireplace, wall lighting, and space for both living and dining furniture.



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The property offers two double bedrooms, each overlooking the rear garden. The main bedroom is bright and spacious, while the second bedroom can also serve as a snug or dining room, with direct garden access. The newly fitted shower room has been finished to a high standard with fully tiled walls, a rainfall shower, vanity unit with basin, WC, heated towel rail, and spotlights.

Externally, the home continues to impress with its well-maintained, low-maintenance design. The front garden is shingled with specimen tree displays, and the paved driveway provides parking for up to three vehicles, leading to the oversized garage with power and lighting. The rear garden features an artificial lawn, paved pathways, and a covered seating area, making it a pleasant and practical space to enjoy. A side gate, chicken run, and additional storage further enhance the outdoor offering.

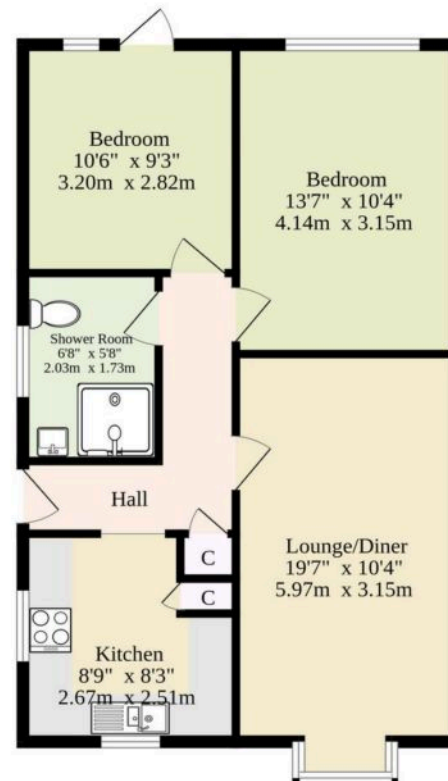
This property combines immaculate presentation with practical features, from newly fitted PVC double glazing to thoughtful storage solutions. With its desirable location, ample parking, and beautifully maintained gardens, it represents an excellent opportunity for those seeking a home close to the coast and key amenities.

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**Ground Floor**  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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# Dreaming of this home? Let's make it a reality



*Meet Sarah*  
Senior Property Consultant



*Meet James*  
Property Consultant



*Meet Lauren*  
Property Consultant

**Minors & Brady**  
*Your home, our market*

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