



12 Noel Close, Hopton

Great Yarmouth



Minors & Brady

12 Noel Close

Hopton, Great Yarmouth

This chain-free, three-bedroom detached bungalow sits in a quiet cul-de-sac and offers a versatile single-level layout, making it ideal for anyone looking to downsize or seeking a home that can be personalised through renovation. Inside, a bright living/dining area, kitchen with ample storage, and a conservatory overlooking the rear garden provide comfortable living spaces filled with natural light. The property also benefits from a garage, off-road parking, and a private, west-facing garden with field views, offering both practicality and potential for those wanting to create a home tailored to their lifestyle.



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- Chain free
- Detached bungalow proudly positioned at the end of a cul-de-sac in the coastal village of Hopton-On-Sea
- Excellent opportunity for someone looking to downsize, requiring a single-level layout, or seeking a property to renovate and personalise
- Spacious living and dining area with a traditional feature fireplace and large windows allowing natural light to fill the room
- Kitchen fitted with a range of wall and base units and space for appliances, flowing into a light conservatory
- Light-filled conservatory that extends the reception space, allowing you to enjoy the garden from the comfort of your home
- Three well-proportioned bedrooms accessed from the central hallway, offering flexible accommodation
- Bathroom featuring a bath, wash basin, and WC with natural light from a side-facing window
- A private, west-facing garden laid mainly to lawn with patio areas, shrub borders, and views over open fields
- Garage and off-road parking providing practical storage and convenience for multiple vehicles



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Location

Noel Close is a quiet residential cul-de-sac in the coastal village of Hopton-on-Sea, positioned within easy reach of the village's amenities and the North Sea coastline. A short walk leads to local convenience shops, a post office, a pub, and the village hall, providing practical everyday facilities within a relaxed community setting. The nearby primary school, medical centre, and recreational areas, including playgrounds and a small sports field, make the location particularly family-friendly. Hopton-on-Sea's beach and promenade are only a few minutes' drive away, offering regular access to open sand and coastal walks, while the surrounding countryside and coastal paths provide space for cycling and outdoor activity.

For wider travel, the village benefits from bus connections to Lowestoft to the south and Great Yarmouth and Gorleston to the north, while rail services are accessible from either Lowestoft or Great Yarmouth stations. The combination of village calm, seaside proximity, and convenient links to larger towns makes Noel Close a practical and balanced place to live, with opportunities for both relaxed coastal living and regular access to urban facilities.



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Step inside to an entrance hallway leading to a spacious living/dining area, where large windows invite natural light and create a bright, welcoming space. The kitchen is fitted with an array of wall and base units and provides space for appliances, flowing seamlessly into a conservatory that overlooks the garden, allowing you to enjoy the outdoors within the comfort of your home.

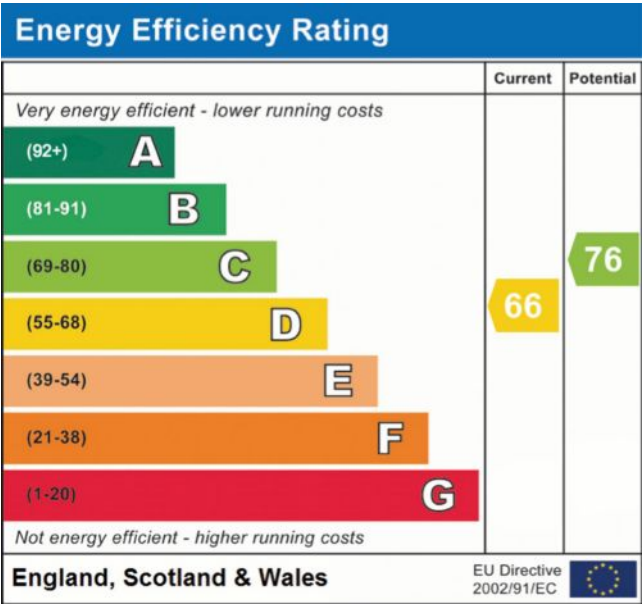
Three well-proportioned bedrooms are accessed from the central hallway, complemented by a bathroom fitted with a bath, wash basin, and WC. The home, while in need of modernisation, offers tremendous potential to personalise and modernise to suit your style.

Outside, the rear garden is west-facing, mostly laid to lawn with a patio area and shrub borders. A gate leads to the driveway, offering additional parking and access to the garage. At the front, a paved driveway provides space for two vehicles and a pathway guides you to the entrance, with a side gate giving convenient access to the rear garden.

This property presents a rare opportunity to secure a detached, chain-free home in a sought-after, quiet location, with the benefit of a generous garden and the freedom to modernise and create a bespoke living space.

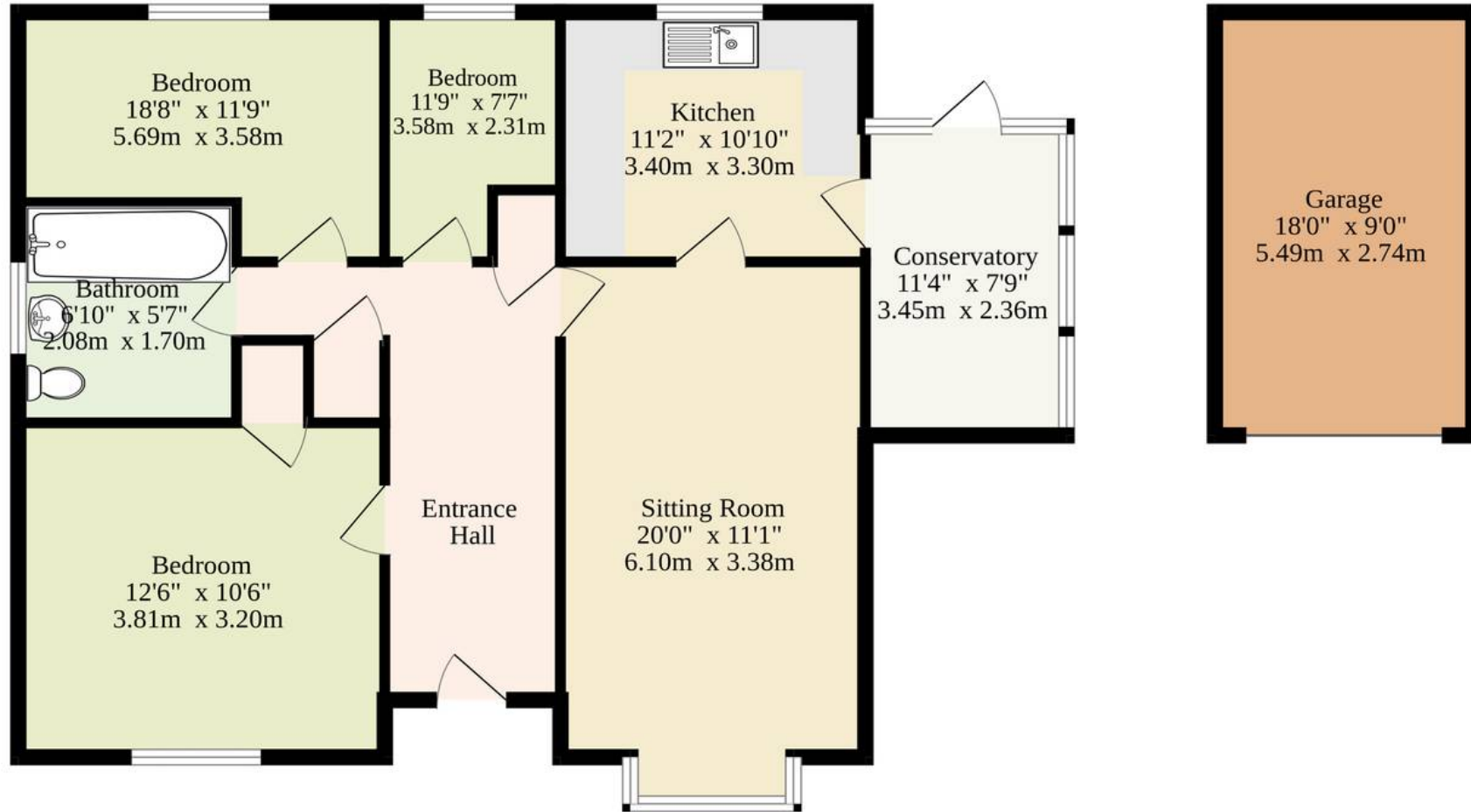
Agents note

Freehold



Ground Floor

1053 sq.ft. (97.8 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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Minors & Brady

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