



23 Kestrel Road, Hopton
Great Yarmouth

Minors & Brady



23 Kestrel Road

Hopton, Great Yarmouth

Waking up to coastal air and easy living, this beautifully finished detached bungalow in Hopton-On-Sea offers a calm, contemporary take on village life by the sea. Built in 2025 and set on a generous plot, the home is presented in immaculate, near-new condition, with thoughtfully chosen fixtures and fittings throughout, ready to be enjoyed from day one. Light-filled living spaces flow effortlessly from a welcoming sitting room through to an open-plan kitchen and dining area, extending into a sunny conservatory overlooking the wrap-around garden. With two comfortable double bedrooms, stylish bathrooms, ample parking and a garage, this is a home designed for relaxed living, quiet entertaining and making the most of life on the Norfolk coast.



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- Detached bungalow built in 2025 proudly positioned on a generous size plot within the coastal village of Hopton-On-Sea
- Immaculate condition, showcasing high-quality fixtures and fittings that are less than a year old, ready for you to move straight into and enjoy!
- Open-plan kitchen/dining room equipped with updated integrated Bosch appliances, including an oven, an induction hob, a cooker hood, a fridge/freezer, a washing machine and three larder cupboards
- Spacious, double-aspect living room that invites relaxation and entertaining, with internal double doors into the kitchen/dining room
- Light-filled conservatory that extends the reception space, offering panoramic views of the beautiful garden
- Two double bedrooms offering the utmost comfort and privacy, one benefiting from built-in wardrobes and the other flaunts a private en-suite
- Family bathroom comprising of a modern three-piece suite, including a bathtub with shower attachment, a vanity hand wash basin and a toilet
- A large, wrap-around garden featuring a brick-weave patio for seating arrangements, a maintained lawn and a large timber shed with fitted shelves
- Kerb appeal with maintained lawns and hedging, along with a brick-weave driveway providing off-road parking and a garage for storage options
- Within easy reach of essentials amenities and the scenic coastline



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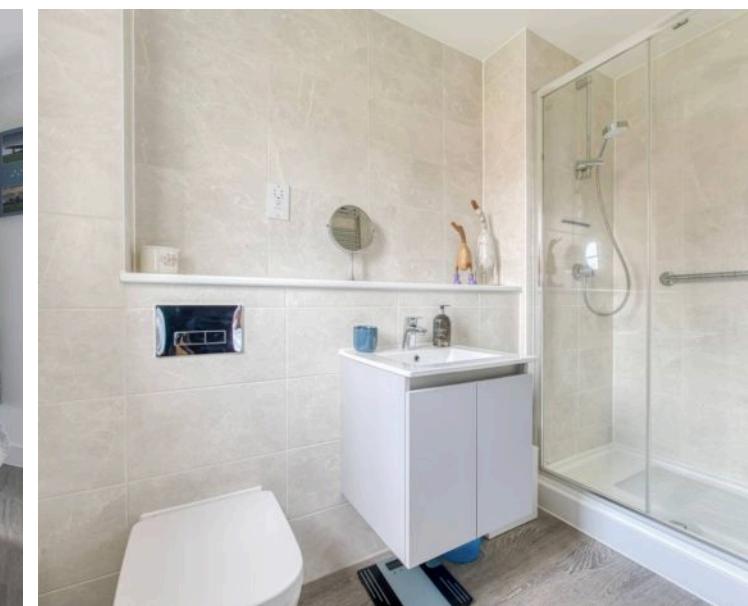
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Location

Kestrel Road is set within a quiet residential part of Hopton-on-Sea, a well-established coastal village positioned between Great Yarmouth and Lowestoft. The road is within comfortable walking distance of the village centre along Station Road and Coast Road, where you'll find everyday amenities including convenience stores, a post office, pharmacy, takeaway options and village pubs, alongside a GP surgery and community facilities. For families, Hopton Church of England Primary Academy is the closest school and is located within the village, with a wider choice of primary and secondary schools available in nearby Great Yarmouth.

Transport links are primarily via regular bus services connecting Hopton to Great Yarmouth, Lowestoft and surrounding villages, while mainline rail services can be accessed from stations a short drive away. One of the area's biggest draws is its proximity to the coast, with the beach and clifftop walks easily reached on foot, offering open views, coastal paths and a slower pace of life. The location suits those who value a practical village setting with daily essentials close by, balanced with easy access to the seaside and nearby towns for work, shopping and leisure.



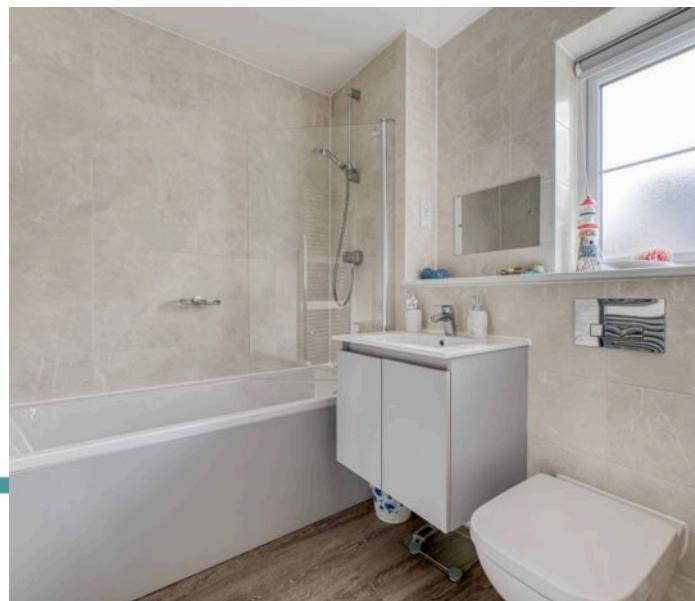
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Proudly positioned within the charming coastal village of Hopton-On-Sea, this detached bungalow, built in 2025, offers an exceptional combination of modern design and effortless comfort. Set on a generous plot, the property is presented in immaculate condition, showcasing high-quality fixtures and fittings that are less than a year old, ready for you to move straight in and enjoy the Norfolk lifestyle.

From the moment you arrive, the home impresses with its kerb appeal. Small maintained lawns and thoughtfully arranged planting frame a brick-weave driveway, providing off-road parking, while the attached garage offers additional storage options. Subtle sensor lighting enhances both safety and style, guiding you to a welcoming entrance hall. Inside, the bright and airy hall features a practical storage cupboard, and upgraded additions, including curtain rails and blinds, add a refined touch throughout.

The spacious, double-aspect living room invites relaxation and effortless entertaining. Internal double doors lead into the open-plan kitchen/dining room, where contemporary style meets functionality. Here, updated integrated Bosch appliances, oven, induction hob, cooker hood, fridge/freezer, washing machine, are complemented by three larder cupboards, perfect for keeping the space uncluttered. Double doors open into a light-filled conservatory, extending the reception space and offering panoramic views of the beautifully landscaped garden.



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Accommodation comprises two double bedrooms, designed for comfort and privacy. One bedroom benefits from built-in wardrobes, while the second enjoys the luxury of a private en-suite, complete with a quality three-piece suite and a heated towel radiator. The family bathroom is equally stylish, featuring a modern three-piece suite with a bathtub and shower attachment, a vanity hand wash basin, and a toilet.

Outside, the large, wrap-around garden is a true highlight. A brick-weave patio creates the perfect setting for alfresco dining or summer entertaining, while the maintained lawn offers space for play or relaxation. A generous timber shed with fitted shelves provides excellent storage, and practical touches such as outdoor plugs and an external tap complete the offering.

This bungalow is a rare find: a modern, thoughtfully designed home in a coastal village setting, offering the perfect balance of comfort, style, and outdoor living. Ready to move into and enjoy, it represents the ideal opportunity for those seeking a contemporary Norfolk home with all the benefits of coastal living.

Agents Note

Freehold

Maintenance fee: £125 p/a

Air source heat pump



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
1083 sq.ft. (100.6 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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*



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Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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