



Woodview Hall Road, Hopton

Great Yarmouth



Minors & Brady

Woodview Hall Road

Hopton, Great Yarmouth

There's a quiet ease to life at Woodview, where generous space, natural light and a coastal village setting come together to create a home that adapts as your needs evolve. Set on a well-sized plot in Hopton-On-Sea, this detached residence offers around 1,725 sqft of flexible accommodation, including a self-contained annex suited to multi-generational living or guest use. With spacious reception areas that flow into a garden-facing conservatory, three first-floor bedrooms and established outdoor space designed for both relaxation and entertaining, Woodview presents a considered balance of comfort, versatility and potential, ready to be shaped into a home that reflects your own way of living.

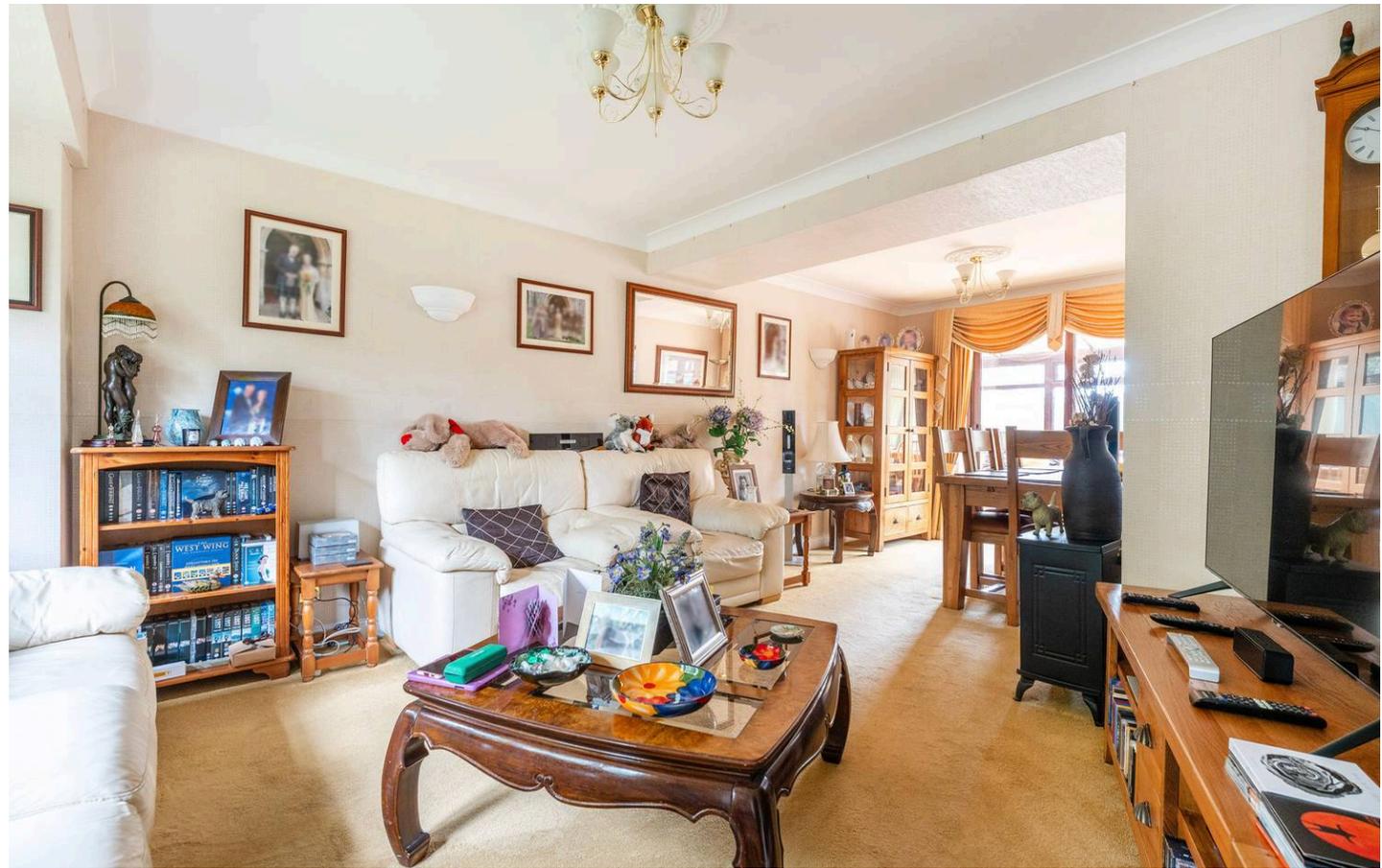
Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Please note: There is a tree at the front of the property that is protected by a Tree Preservation Order (TPO).



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Woodview Hall Road

Hopton, Great Yarmouth

- Experience Woodview, a detached residence set on a lovely-sized plot within the coastal village of Hopton-On-Sea, Norfolk
- Showcasing spacious and flexible accommodation that can easily adapt to your lifestyle preferences and style, including a self-contained annex for multi-generational living
- Open-plan living/dining room with sliding doors into the light-filled conservatory, extending the reception space and creating effortless flow for everyday living
- Kitchen is fitted with a range of wall and base units, an integrated oven and separate utility room within the annex kitchen
- Annex accommodation consists of a kitchen, a comfortable living room, a double bedroom, a shower room and storage, which has the potential to be incorporated into the main residence
- Three first-floor bedrooms, one of which is a 23ft master bedroom with Velux windows, the second bedroom has a walk-in wardrobe and the third benefits from built-in storage
- Kerb appeal with mature trees and maintained gardens, along with a brick-weave driveway providing off-road parking for multiple vehicles
- A fully-enclosed garden featuring several patio areas for seating arrangements, a laid to lawn, a variety of trees and shrubbery that add colour and character to the space
- A quiet, residential location within easy access to village amenities and the scenic coastline



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Hopton-On-Sea

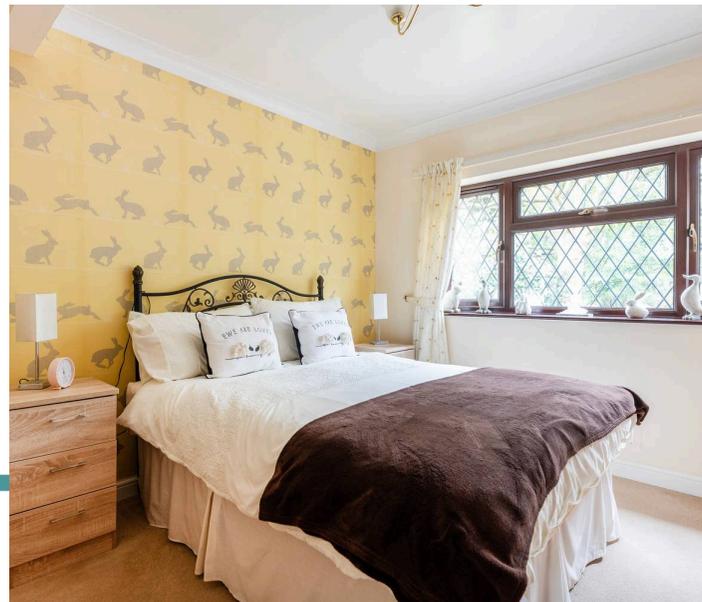
Hall Road in Hopton-on-Sea is a quiet residential street tucked into this small coastal village in Norfolk. The surroundings combine traditional village housing with occasional modern infill, and the area enjoys easy access to the nearby countryside and coastal paths, making it feel open and relaxed rather than congested.

For local amenities, residents rely on the village centre along Lowestoft Road, where there are small convenience stores, a newsagent, and a few cafés and pubs. While Hall Road itself is mainly residential, these local shops are just a short walk or drive away, providing daily essentials. For more extensive shopping, Gorleston-on-Sea and Lowestoft are both within a few miles, offering supermarkets, banks, and larger retail options.

Families in the area have access to primary education close by at Hopton Church of England Primary Academy. Secondary education is typically accessed in Gorleston, with options such as Ormiston Denes Academy or Cliff Park High School a short drive away.

Transport links are modest but practical. Local buses connect Hopton-on-Sea to Gorleston and Lowestoft, while the nearest train station is in Lowestoft, providing connections along the east coast. By car, the A12 and A47 are easily reachable, offering routes north toward Great Yarmouth or south toward Lowestoft and Norwich.

Life on Hall Road combines the calm of village living with ready access to the coast. Walking to the beach, enjoying local walks along the cliff paths, and participating in village events are common pastimes. The area attracts a mix of families, retirees, and long-term residents, which creates a settled community with a quiet, low-key lifestyle while still being close enough to larger towns for shopping, schooling, and leisure.



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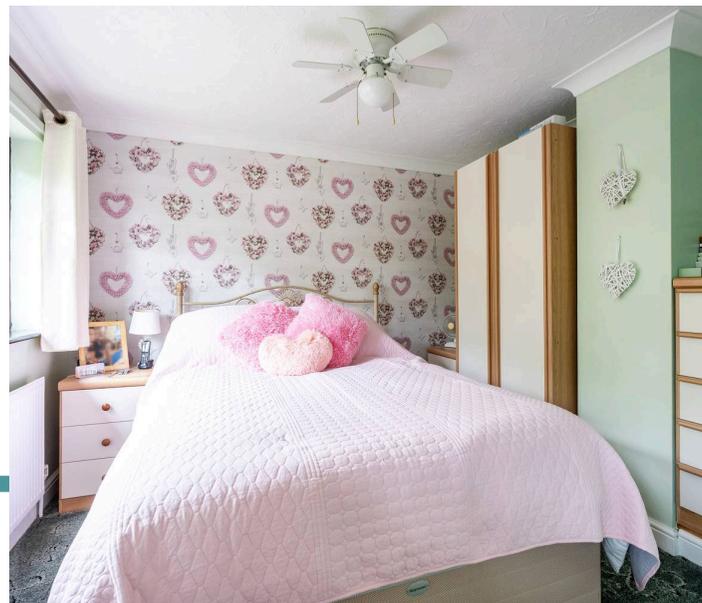
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Experience Woodview, a detached residence set on a generous plot within the well-regarded coastal village of Hopton-On-Sea, Norfolk. Offering approximately 1,725 sqft of accommodation, the property presents a rare opportunity to acquire a home of both space and versatility, with the scope to modernise and tailor to individual taste. Its adaptable layout is particularly well-suited to evolving lifestyles, including the benefit of a self-contained annex ideal for multi-generational living or guest accommodation.

The approach to the property immediately conveys a sense of kerb appeal, framed by mature trees and established planting, with a brick-weave driveway providing ample off-road parking for several vehicles. Internally, a bright and airy porch offers a practical space for coats and outdoor wear, leading through to a welcoming entrance hall that sets the tone for the rest of the home.

The principal reception space is arranged as an open-plan living and dining room, designed with both comfort and functionality in mind. Sliding doors lead seamlessly into a light-filled conservatory, extending the living space and creating an easy connection between indoors and out. This additional reception area enjoys pleasant views over the garden and lends itself equally well to quiet relaxation or informal entertaining.



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The kitchen is fitted with a range of wall and base units and includes an integrated oven, providing a solid foundation for future enhancement. The adjoining annex incorporates its own kitchen area, complete with a separate utility space, offering independence and convenience for occupants. The annex itself is well-proportioned, comprising a comfortable living room, a double bedroom, a shower room and useful storage. For those seeking a larger single dwelling, there is clear potential to integrate this space back into the main house.

Upstairs, the first floor offers three bedrooms, each with its own character. The principal bedroom is particularly notable, extending to an impressive 23 feet and featuring Velux windows that draw in natural light. The second bedroom benefits from a walk-in wardrobe, while the third includes built-in storage. A family shower room completes the accommodation, fitted with a classic three-piece suite.

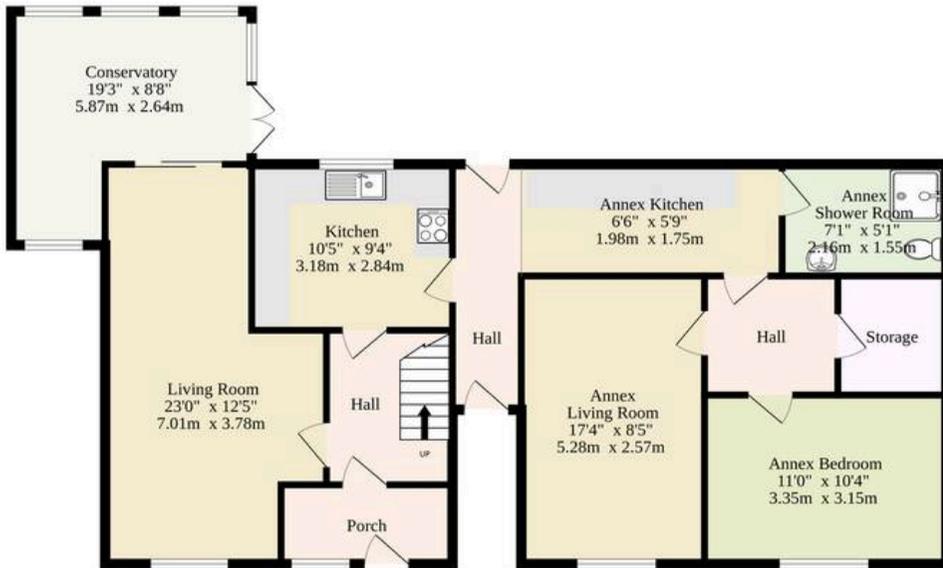
Outside, the fully enclosed rear garden has been thoughtfully arranged to provide a variety of usable spaces. Several patio areas create opportunities for outdoor seating and dining, while the lawn is bordered by an established mix of trees and shrubs, adding both colour and seasonal interest. The overall effect is a private and inviting setting, well suited to both everyday enjoyment and hosting.

Woodview combines space, flexibility and a sought-after coastal setting, making it an appealing prospect for a wide range of buyers. Whether reimaged as a substantial family home or enjoyed in its current configuration with annex accommodation, it offers a lifestyle opportunity in a popular Norfolk village setting.

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Ground Floor
1026 sq.ft. (95.3 sq.m.) approx.



1st Floor
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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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 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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