



21 Potters Drive, Hopton

Great Yarmouth



Minors & Brady

## 21 Potters Drive

Hopton, Great Yarmouth

Set in the heart of Hopton, this three-bedroom semi-detached home offers bright and adaptable living in a sought-after village location. The spacious living room opens into a light-filled conservatory, creating a welcoming environment for both everyday life and entertaining. With a home office, practical kitchen/breakfast room, and a private landscaped garden, the property provides comfort and flexibility for families, first-time buyers, or those working from home. Conveniently located near local amenities, bus routes, and the towns of Lowestoft and Gorleston, it offers easy access to everything needed for modern village living.



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## 21 Potters Drive

Hopton, Great Yarmouth

- Three-bedroom semi-detached house offering adaptable living space for families or first-time buyers
- Spacious living room leading to a conservatory that floods the home with natural light
- Converted garage currently used as a home office, providing a practical workspace
- Kitchen/breakfast room fitted with units, freestanding oven, plumbing for washing machine, and space for fridge/freezer
- Flexible third bedroom suitable as a home office, nursery, or dressing room
- Family bathroom with a classic three-piece suite including bathtub, hand wash basin, and toilet
- Private, landscaped rear garden featuring a patio for seating, laid-to-lawn area, and planted beds
- Timber storage shed and tall hedges creating a secluded and low-maintenance outdoor space
- Paved driveway providing off-road parking, complemented by a low-maintenance front garden
- Convenient location close to village amenities, local bus routes, and the nearby towns of Lowestoft and Gorleston



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Hopton, Great Yarmouth

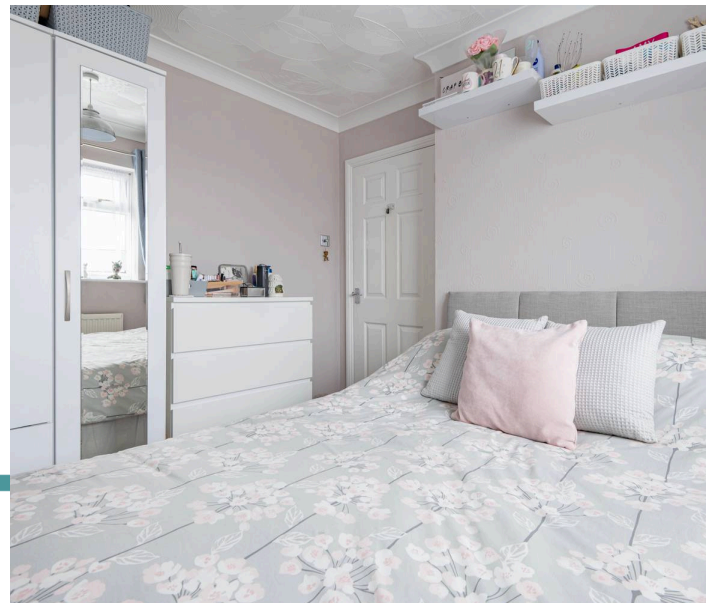
### Hopton

Potters Drive is located in the coastal village of Hopton-on-Sea in Norfolk, a quiet village on the east coast just south of Great Yarmouth. The street is only a short walk from the sandy beach and coastal paths along the North Sea, providing easy access to outdoor walks, seaside views, and the village's relaxed coastal atmosphere.

Local amenities are within easy reach. Hopton has a small selection of convenience stores and a post office, with larger supermarkets nearby for everyday shopping. The closest options include Morrisons in Hopton, around a 5-minute drive away, and Asda and Sainsbury's stores in Great Yarmouth, roughly 4 miles north. Additional local shops and cafés are scattered throughout the village, supporting day-to-day needs without leaving the community.

For families, the nearest primary school is Hopton Church of England Primary Academy, within walking distance from Potters Drive, while secondary education is available at Cliff Park Ormiston Academy in Great Yarmouth, approximately 1.5 miles away.

Transport links are practical for a village setting. Local buses connect Hopton with Great Yarmouth, Lowestoft, and surrounding villages, while the nearest mainline train services run from Great Yarmouth and Lowestoft, both within a short drive. The A47 provides direct road access to Norwich and the wider Norfolk region.



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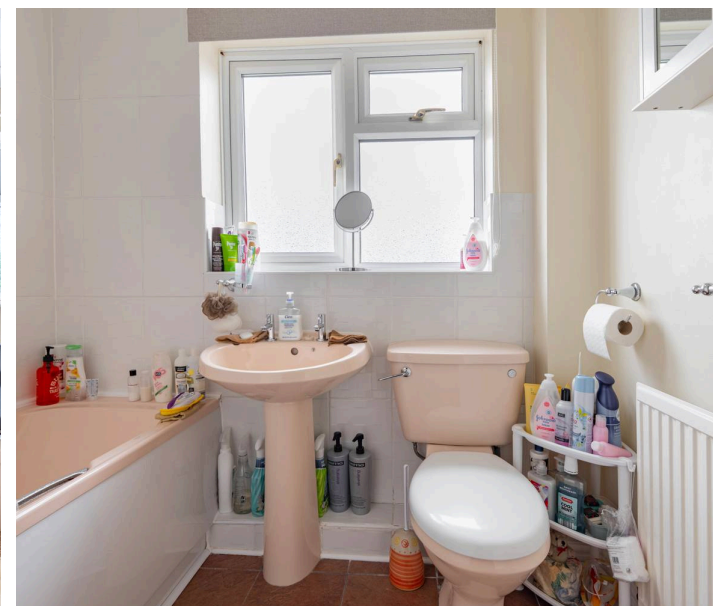
Hopton, Great Yarmouth

This well-presented three-bedroom semi-detached house offers a comfortable and versatile home in the sought-after coastal village of Hopton. Light-filled interiors and flexible living spaces create an inviting atmosphere, suitable for families, first-time buyers, or investors looking for a property with practical appeal.

A welcoming entrance hall leads into a spacious living room that is bright and airy, offering a relaxed environment for everyday living and entertaining. French doors open onto a conservatory, extending the reception space and providing pleasant views of the garden. The former garage has been converted into a home office, offering a practical and private workspace for those working from home.

The kitchen/breakfast room is fitted with practical units, a sink and drainer, and a freestanding oven. Plumbing is in place for a washing machine, with space for a fridge/freezer. The layout provides a functional and adaptable space for cooking, dining, and casual family meals.

The property features three bedrooms, each offering comfort and privacy. The third bedroom is particularly flexible and could serve as a home office, dressing room, or nursery. The family bathroom comprises a classic three-piece suite including a bathtub, hand wash basin, and toilet, presented in a clean and practical arrangement.



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The rear garden is private and landscaped, with a paved patio area for seating and alfresco dining. A laid-to-lawn area is complemented by planted beds, a timber storage shed, and tall, trimmed hedges, creating a secluded and peaceful outdoor space.

A low-maintenance front garden enhances kerb appeal, while a paved driveway provides off-road parking. The converted garage can continue to be used for storage if required, adding to the home's versatility and practical benefits.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

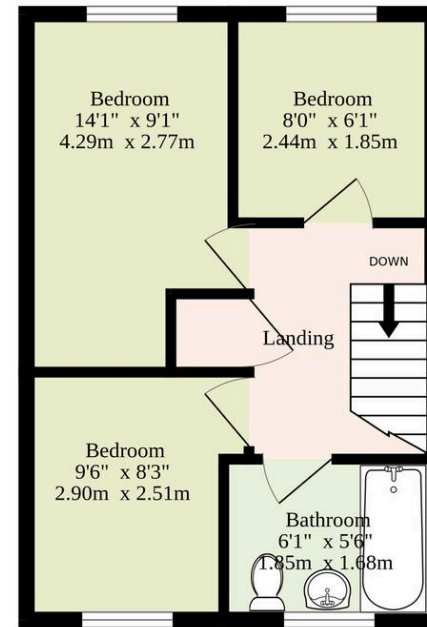
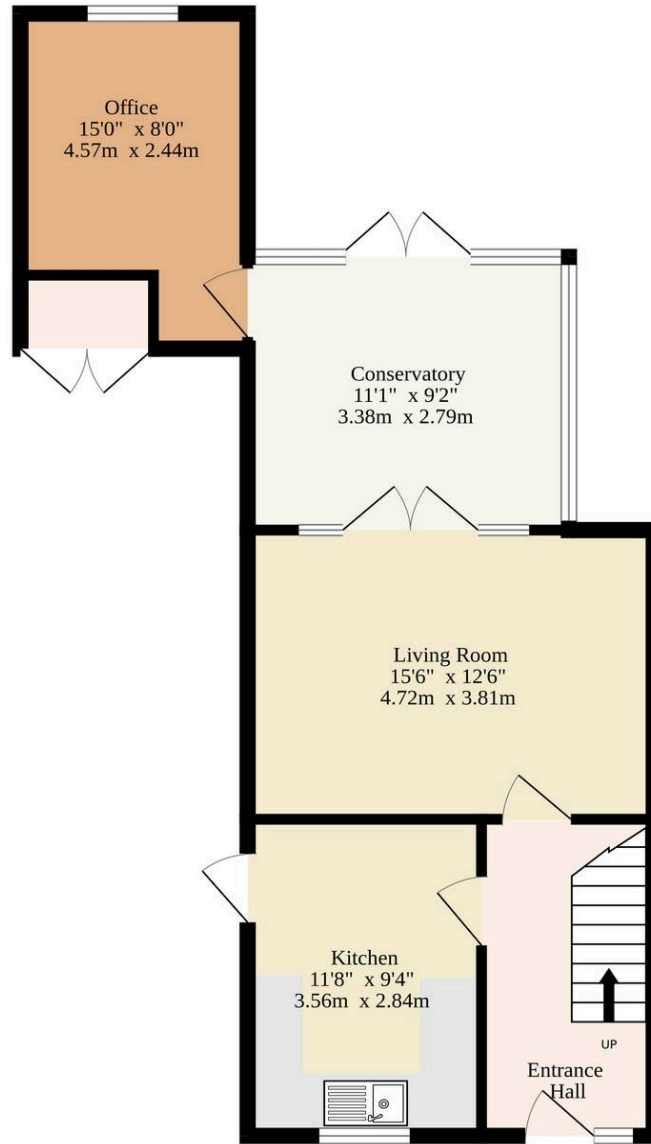
Gas central heating.



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Ground Floor  
602 sq.ft. (55.9 sq.m.) approx.

1st Floor  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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*  
Property Consultant

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