



13 Harrier Road, Hopton

Great Yarmouth



Minors & Brady

# 13 Harrier Road

Hopton, Great Yarmouth

Life in Hopton-on-Sea has a wonderfully unhurried rhythm, and this home captures that feeling from the moment you step inside. Set on a prominent corner plot within a well-regarded modern development, it offers the kind of everyday ease that suits both relaxed coastal living and a busy family routine. Completed in 2023 and still under its NHBC warranty, the property brings together contemporary style, thoughtful design and a layout that adapts naturally to the way you want to live. With bright, welcoming interiors, a private landscaped garden and strong kerb appeal, it presents an appealing opportunity for anyone looking to put down roots close to the shoreline while enjoying the comfort of a home that feels fresh, practical and ready to move straight into.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note that this property holds a restrictive covenant that permission is required from the developer before you make changes to the front of the property.



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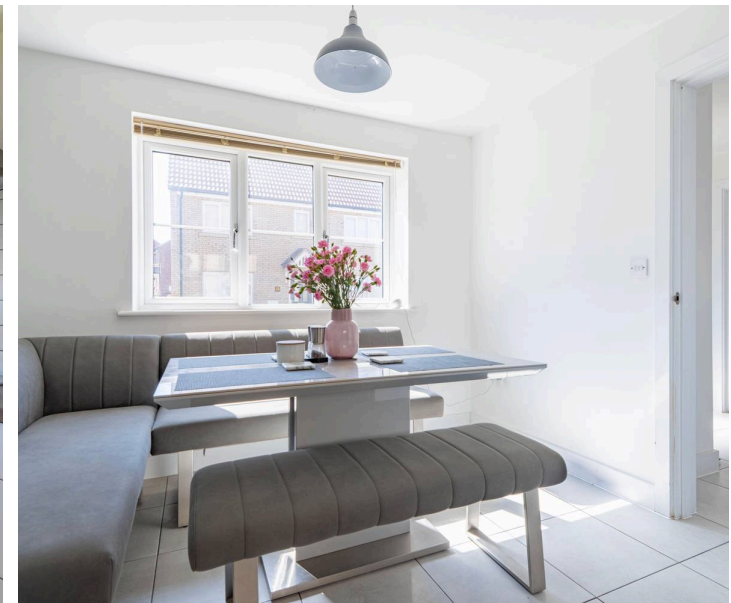


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# 13 Harrier Road

Hopton, Great Yarmouth

- Proudly positioned within a sought-after development in the coastal village of Hopton-On-Sea, this detached sits on a substantial corner plot
- Built in 2023 by a local builder, the property showcases 1,217sqft of spacious, immaculate accommodation that can easily adapt to your families preferences
- Has its remaining NHBC warranty
- 17ft living room presented with stylish panelling and French doors that open out to the garden, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven, a dishwasher and a fridge/freezer
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- A private en-suite shower room to the principal bedroom and a family bathroom that serves the remaining bedrooms, featuring a contemporary three-piece suite
- A private, landscaped garden featuring a patio for seating, a laid to lawn and side access into the garage
- Kerb appeal with a maintained frontage, a double width block-paved driveway providing off-road parking and a large garage for storage use
- Easy access to village amenities, including shops, pubs, schools, parks and transport links



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## Hopton

Harrier Road sits in a calm residential corner of Hopton-on-Sea, a coastal village on the Norfolk–Suffolk border where beach access, green spaces and a slower pace of life shape the day-to-day feel. Local shops along Lowestoft Road cover essentials, and the village also benefits from a small Morrisons Daily and a small Asda Express within easy reach for quick top-ups. Larger supermarkets such as Morrisons in Gorleston, Tesco Superstore in Great Yarmouth, and Asda in Great Yarmouth are only a short drive away.

Families have strong schooling options nearby, including Hopton Church of England Primary Academy in the village and Cliff Park Ormiston Academy or Ormiston Venture Academy in Gorleston for secondary education. Transport links are straightforward, with regular buses running to Gorleston, Great Yarmouth and Lowestoft, and the A47 providing simple road access across the region. The lifestyle here leans toward coastal ease, morning walks on the sand, practical amenities close by, and larger towns just far enough away to keep things peaceful without losing convenience.



# 13 Harrier Road

Hopton, Great Yarmouth

Proudly positioned within a sought-after development in the coastal village of Hopton-on-Sea, this contemporary detached home offers a refined setting for modern living. Completed in 2023 by a respected local builder and still covered by its NHBC warranty, it occupies a generous corner plot that gives the property presence and a strong sense of space from the moment you arrive.

The entrance hall sets an immediate impression of calm and clarity, with a useful storage cupboard and a well-appointed WC. From here, the layout flows naturally into the main living room, a bright and inviting space enhanced by stylish panelling and French doors that open directly onto the garden. It is a room designed for comfort, with an atmosphere that suits both relaxed evenings and easy entertaining.

At the heart of the home lies the open-plan kitchen and dining room. Modern cabinetry, clean finishes and integrated appliances, including an oven, dishwasher and fridge/freezer, create a smart, cohesive environment for cooking and gathering. The dining area offers ample room for hosting family meals or enjoying slower weekend mornings, making this a space that supports everyday life with ease.

Upstairs, three well-proportioned bedrooms offer flexibility for a range of lifestyles. The principal bedroom benefits from its own private en-suite shower room, while the remaining rooms can be arranged as sleeping accommodation, a home office, a dressing room or a nursery. A contemporary family bathroom serves these rooms, finished with a stylish three-piece suite that reflects the home's modern character.



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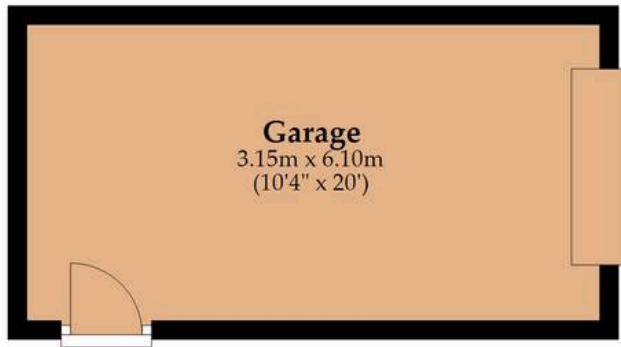
The rear garden has been thoughtfully landscaped, complete with a patio for seating and a lawned area ideal for relaxation or play. Side access leads directly to the garage, offering excellent storage options. At the front, the property presents strong kerb appeal with a maintained frontage and a double-width block-paved driveway providing convenient off-road parking.

This is a home that offers comfort, practicality and a fresh, contemporary feel, all within a coastal setting that continues to grow in popularity. Its adaptable layout, modern specification and well-considered plot make it an appealing choice for buyers seeking a property that supports both everyday living and future plans.



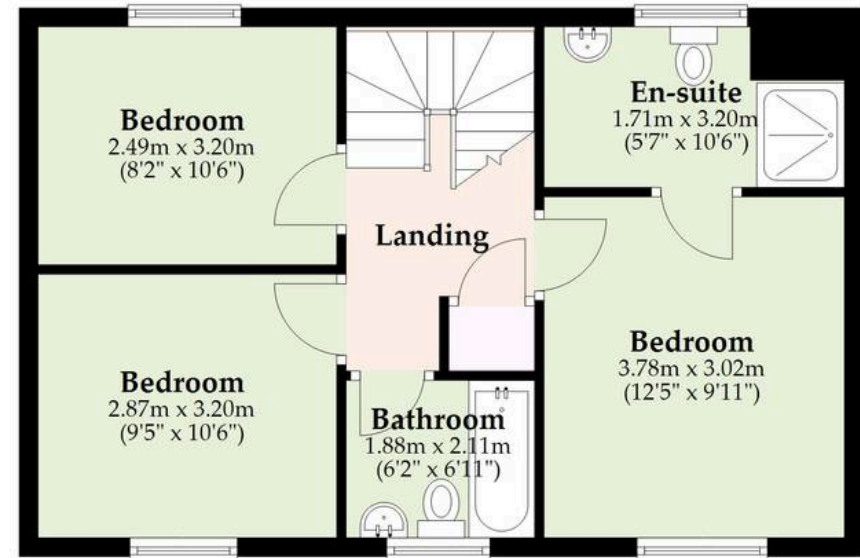
## Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

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.

Plan produced using PlanUp.

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