



30 Flowerday Close, Hopton

Great Yarmouth



Minors & Brady

# 30 Flowerday Close

Hopton, Great Yarmouth

Set along a quiet cul-de-sac in the coastal village of Hopton-on-Sea, this detached bungalow offers a lifestyle shaped by natural light, open views and the ease of single-storey living. There's an immediate sense of calm as you arrive, with the generous plot, well-kept frontage and fully owned solar panels hinting at both comfort and practicality. Inside, the home unfolds through a welcoming entrance hall into bright, well-arranged spaces, including a double-aspect sitting room, a sociable kitchen/dining area and a conservatory that draws the garden and countryside beyond into daily life. Three bedrooms provide flexibility, while the bathroom and separate WC add everyday convenience. The landscaped rear garden is a standout feature, offering a peaceful backdrop of fields, established planting and a large patio for outdoor living. With ample parking and a detached oversized garage completing the picture, this is a home that encourages a slower pace, outdoor enjoyment and a strong connection to its surroundings.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Solar panels generating approx. £6/700 p/a.



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- Detached bungalow proudly positioned down a quiet cul-de-sac in the coastal village of Hopton-On-Sea
- Set on a generous-size plot with energy efficient solar panels that are fully owned and generates an income
- Spacious, double-aspect living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room fitted with a range of units, a freestanding oven, areas for appliances and plumbing for a washing machine
- Light-filled conservatory that extends the reception space, framing panoramic views of the beautiful garden and fields beyond
- Three bedrooms offering comfort and privacy, one of which benefits from built-in wardrobes
- Bathroom comprising of a classic three-piece suite, along with a separate WC for convenience
- Expansive, landscaped garden featuring a large patio for outdoor seating, established beds, a low-maintenance artificial lawn, colourful trees and views of the country fields behind
- Kerb appeal with a well-presented frontage, a paved driveway providing ample off-road parking and a detached oversized garage for storage/workshop use
- Easy access to village amenities, including shops, schools, parks, restaurants, healthcare and transport links



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## Hopton

Flowerday Close sits in a quiet residential pocket of Hopton-on-Sea, just a short walk of around half a mile from the sandy coastline, giving easy access to the beach without being in the busiest tourist areas.

Flowerday Close benefits from a calm village setting while still being close to everyday essentials. Local convenience options include Morrisons Daily on Station Road and the Asda Express on Lowestoft Road, both only a few minutes away. For full-size supermarkets, residents typically head to Morrisons in Gorleston, Tesco Extra in Great Yarmouth, or Sainsbury's in Great Yarmouth, all within a short drive.

Families are well served by nearby schools. Hopton Church of England Primary School is the closest, located on Coast Road, while older students usually attend Cliff Park Ormiston Academy or Ormiston Cliff Park Primary Academy in Gorleston. Several other primary options sit within the wider NR31 area, offering a good range of choices.

Transport links are straightforward: regular bus services connect Hopton with Gorleston, Great Yarmouth, and Lowestoft, making commuting or accessing larger town amenities simple. Great Yarmouth railway station is the nearest major rail link for wider travel. Road access is convenient too, with the A47 reachable in minutes.

The lifestyle here leans towards relaxed coastal living, morning beach walks, easy access to nature spots like Lound Lakes, and a friendly village atmosphere. Pubs, cafés, and local takeaways add to the convenience, while the seafront and nearby resorts offer plenty to do without needing to travel far.



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Detached and quietly set back within a peaceful cul-de-sac, this well-kept bungalow offers a calm, coastal way of living in the sought-after village of Hopton-on-Sea. With its generous plot, beautifully tended gardens and far-reaching views across open fields, the home has a wonderfully relaxed atmosphere, ideal for those seeking space, privacy and a strong connection to the outdoors. Fully owned solar panels provide welcome energy efficiency and an ongoing income, adding to the property's long-term appeal.

A welcoming entrance hall sets the tone, offering useful storage for coats and everyday essentials before leading through to the main living spaces. The double-aspect sitting room is a bright and inviting space, filled with natural light throughout the day and offering ample room for both quiet relaxation and social gatherings. Its outlook towards the garden enhances the sense of calm that runs throughout the home.

The kitchen and dining area provide a practical and comfortable hub, fitted with a range of units, space for appliances and a freestanding oven. It is a setting designed for easy, everyday living, with direct access through to the conservatory. This light-filled extension is one of the property's standout features, framing panoramic views of the garden and the open countryside beyond. Whether used as an additional sitting area, a place to dine or simply somewhere to enjoy the changing seasons, it brings the outdoors into the heart of the home.

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Three bedrooms offer flexibility for family life, visiting guests or those wishing to create a study or hobby room. One bedroom benefits from built-in wardrobes, while all enjoy a peaceful position within the property. The bathroom features a classic three-piece suite, complemented by a separate WC for added convenience.

Outside, the garden is a true highlight. Thoughtfully landscaped, it features a large patio ideal for outdoor seating, established planting, colourful trees and a low-maintenance artificial lawn. The uninterrupted views across the fields behind create a rare sense of openness and privacy, making the garden a wonderful space for both relaxation and entertaining.

To the front, the property presents neatly with strong kerb appeal. A paved driveway provides ample off-road parking and leads to a detached, oversized garage, offering excellent storage or workshop potential.

Altogether, this is a home that balances comfort, practicality and lifestyle appeal. Its peaceful setting, generous outdoor space and well-maintained interiors make it an attractive opportunity for those looking to enjoy coastal village living with countryside views and excellent amenities close by.



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Total area: approx. 125.5 sq. metres (1351.3 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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