



Bracora Station Road, Hopton

Great Yarmouth



Minors & Brady

# Bracora Station Road

Hopton, Great Yarmouth

Set just a short walk from the shoreline, this extended detached home offers modern interiors, generous living space and a layout that suits a wide range of lifestyles. The newly finished open-plan kitchen/dining room forms a natural hub for everyday living, complemented by two conservatories and a spacious living room that together create an impressive amount of reception space. Upstairs, four adaptable bedrooms provide room for family, guests or home working, while the low-maintenance garden and practical utility areas keep the home running smoothly. With off-road parking and a garage at the rear, this is a well-presented property in a sought-after village setting, ready to enjoy from the moment you move in.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Extended detached residence positioned moments away from the scenic coastline, in the sought-after village of Hopton-On-Sea
- Renovated to a modern standard, offering 1,957sqft of spacious and flexible accommodation that can easily adapt to your own preferences and style
- Open-plan kitchen/dining room that creates an effortless flow for everyday living and entertaining, with quality flooring throughout
- Brand-new kitchen equipped with contemporary gloss cabinetry, a central island, a full-range of high-end appliances, a range cooker and tall larder cupboards
- Spacious, 21ft living room with a feature fireplace, inviting relaxation and entertaining
- Two large conservatories that extend the reception space and frames panoramic views of the garden
- Four bedrooms, three of which are doubles, with the flexibility to have a home office, dressing room or nursery
- A private, low-maintenance garden featuring a patio for outdoor seating, an artificial lawn, raised planted beds, a fish pond and two garden sheds
- Two off-road parking spaces at the rear and a single garage for storage use
- Easy access to amenities within the village, including shops, schools and the scenic coastline



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## Hopton-On-Sea

Station Road sits within the settled residential core of Hopton-on-Sea, a coastal village on the Norfolk–Suffolk border known for its calm pace of life and easy access to the shoreline. The road is close to the village centre and only a short walk from the clifftop paths and beaches, giving it a practical yet coastal setting without feeling remote. Surrounding communities include Gorleston-on-Sea to the north and Corton and Lowestoft to the south, with Great Yarmouth a straightforward drive away for wider shopping, leisure and employment.

Within Hopton itself, day-to-day needs are covered by a convenience store, post office, GP surgery, pubs, takeaways and local services, while Hopton Holiday Village adds additional leisure facilities that residents can access seasonally. The nearest full supermarkets are Tesco Superstore (Lowestoft), Morrisons (Corton/Lowestoft), Asda (Great Yarmouth) and Sainsbury's (Great Yarmouth).

For families, the closest school is Hopton Church of England Primary Academy, with secondary options including Cliff Park Ormiston Academy and Ormiston Venture Academy in Gorleston. Transport links are straightforward: regular bus routes run along the coast between Lowestoft, Gorleston and Great Yarmouth, and the A47 provides a direct road connection for commuting. Life on Station Road tends to feel relaxed and coastal, with beaches nearby, amenities within walking distance and larger towns close enough for anything extra.



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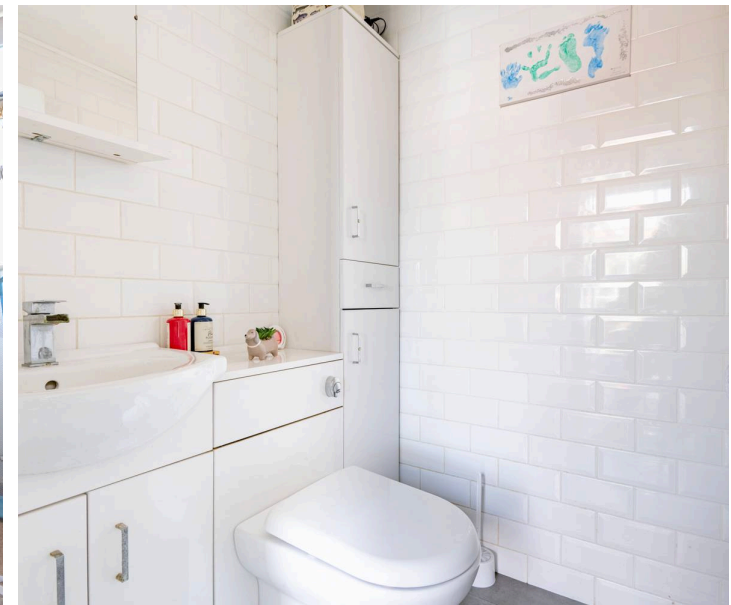
Hopton, Great Yarmouth

A thoughtfully extended detached residence set within the well-regarded village of Hopton-on-Sea, just moments from the shoreline and local amenities. Recently renovated and finished to a modern standard, the home offers spacious, flexible accommodation arranged to support both everyday living and entertaining with ease.

The porch entrance provides a bright and practical welcome, ideal for coats, shoes and the natural rhythm of coming and going. From here, the house opens into an impressive open-plan kitchen/dining room, a sociable, free-flowing space designed for cooking, gathering and hosting.

The brand-new kitchen features contemporary gloss cabinetry, a central island, tall larder cupboards and a full suite of high-end appliances including a range cooker. Quality flooring runs throughout, giving the space a clean, cohesive feel. A utility area and cloakroom sit neatly to the side, keeping household tasks organised and out of sight.

The 21ft living room offers generous proportions and a feature fireplace that adds character and a natural focal point. Two large conservatories extend the reception space further, drawing in natural light and providing uninterrupted views across the garden.



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Upstairs, four well-proportioned bedrooms, three comfortable doubles, offer excellent versatility. Whether you need a home office, a dressing room or a nursery, the layout adapts easily to changing needs.

The family shower room is finished with a modern three-piece suite, tiled walls and generous vanity storage.

The private rear garden is designed for low-maintenance enjoyment, featuring a patio for outdoor seating, an artificial lawn, raised planted beds, a fish pond and two garden sheds. It's a practical, well-arranged space that works for both relaxing and everyday use.

At the rear, the property benefits from two off-road parking spaces and a single garage ideal for storage.

A modernised, spacious home in a sought-after coastal village, offering generous reception areas, adaptable bedroom space and a garden designed for easy upkeep. With its fresh interiors and excellent position close to the sea, this property presents an appealing opportunity for buyers seeking a well-finished residence in a popular location.



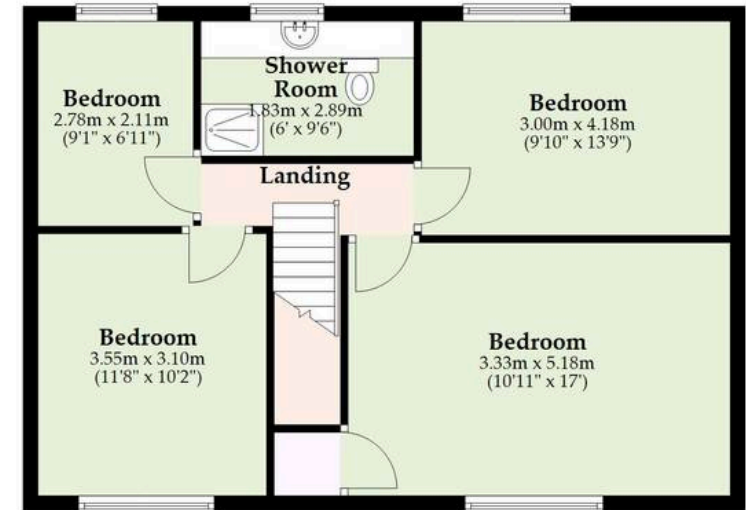
### Ground Floor

Approx. 121.7 sq. metres (1310.3 sq. feet)



### First Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 181.9 sq. metres (1957.8 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.

# Dreaming of this home? Let's make it a *reality*.



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