



22 Watsons Close, Hopton

Great Yarmouth



Minors & Brady

## 22 Watsons Close

Hopton, Great Yarmouth

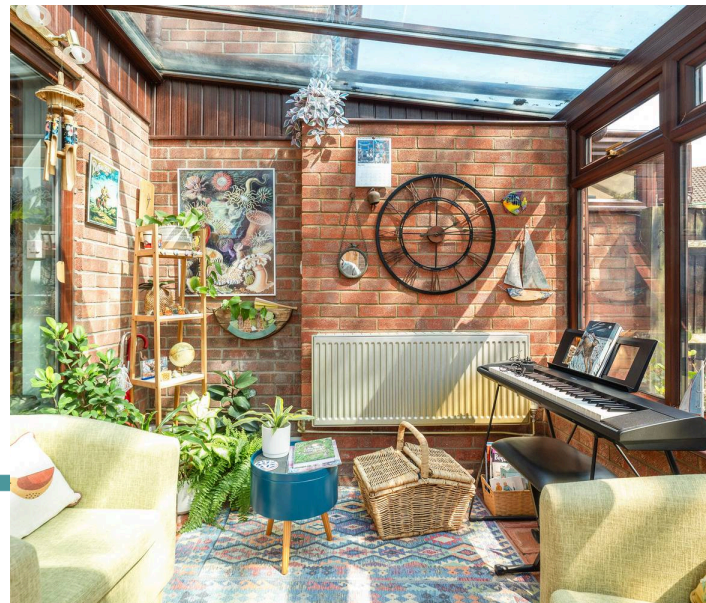
A chain-free semi-detached home set along a quiet residential road in Hopton-on-Sea, this property offers a well-presented interior with views towards the nearby church ruins. Recently re-decorated throughout, it provides a bright living room with a feature fireplace, an open-plan kitchen/dining room leading into the conservatory, three bedrooms with built-in wardrobes and a modern bathroom. Outside, the south-facing garden includes a patio, lawn and planted beds, while a driveway and garage add practical convenience. A straightforward, well-kept home that will appeal to first-time buyers, small families or investors looking for a ready-to-move-into property in a coastal village setting.



## 22 Watsons Close

Hopton, Great Yarmouth

- Offered chain free
- Semi-detached residence positioned down a quiet, residential road in the coastal village of Hopton-On-Sea, offering views of the church ruins
- Fully re-decorated throughout to create a well-presented, light-filled space that can easily adapt to your own preferences and style
- Energy efficient solar panels that generates an income
- Comfortable living room with a feature fireplace, offering an open-plan layout that is perfect for everyday living and entertaining
- Kitchen/dining room equipped with cabinetry, a gas hob, integrated ovens, an integrated fridge/freezer and plumbing for a washing machine
- French doors that open into the conservatory, that extends the reception space and offers views of the garden
- Three bedrooms offering comfort and privacy, each with built-in wardrobes, along with a recently fitted bathroom comprising of a modern three-piece suite
- A private, south-facing garden featuring a patio for outdoor seating, a laid to lawn and planted beds
- A driveway providing off-road parking and a garage for storage use



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Hopton, Great Yarmouth

### Hopton-On-Sea

Watsons Close sits in a calm residential corner of Hopton-on-Sea, a coastal village known for its long sandy beach and easy access to everyday essentials. The setting feels tucked away yet still close to the village's amenities, including the Co-op Food store, an Asda petrol station, local takeaways, a café and practical services along the main village route. For larger food shopping, the nearest major supermarkets are the Tesco Superstore and Morrisons in Great Yarmouth, only a short drive away.

Families benefit from having Hopton Primary Academy within the village, with secondary options such as Ormiston Venture Academy and schools in Gorleston and Great Yarmouth easily reached. Transport links are straightforward, with regular coastal bus services and quick access to the A47 for commuting towards Norwich or Lowestoft. The lifestyle here leans towards relaxed coastal living, beach walks, a friendly village feel, and the convenience of larger towns close enough for work, shopping and leisure.



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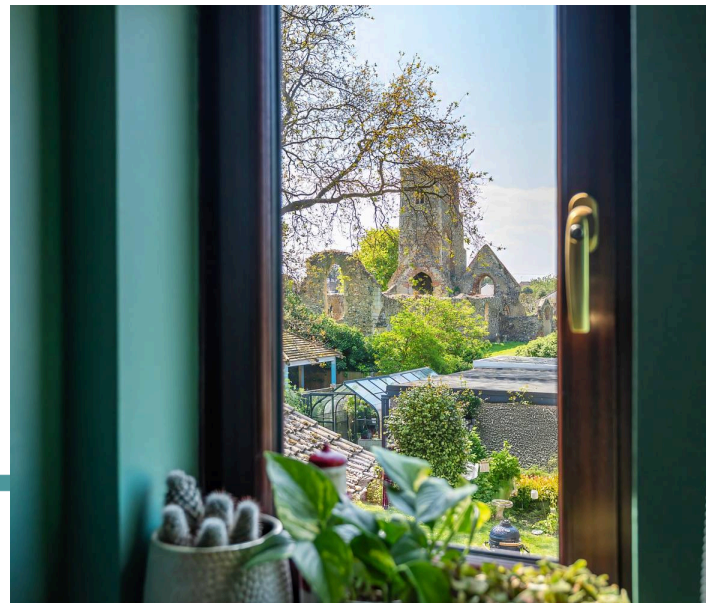
Hopton, Great Yarmouth

Offered chain free, this semi-detached home sits along a quiet residential road in the coastal village of Hopton-on-Sea, enjoying a peaceful setting with views towards the nearby church ruins.

Fully re-decorated throughout, it presents a light-filled and welcoming environment that will suit first-time buyers, small families or investors looking for a well-kept property with the ability to make it their own.

A bright entrance hall leads into the comfortable living room, where a feature fireplace creates a natural focal point. The open-plan layout enhances the sense of space, making it ideal for everyday living and relaxed entertaining. The kitchen/dining room is fitted with cabinetry, a gas hob, integrated ovens, an integrated fridge/freezer and plumbing for a washing machine, with French doors opening into the conservatory. This additional reception area provides a pleasant spot to unwind while enjoying views of the garden.

Upstairs, three bedrooms offer comfort and privacy, each benefiting from built-in wardrobes. The recently fitted bathroom features a modern three-piece suite, completing the well-presented accommodation.



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The south-facing garden provides an attractive outdoor retreat, with a patio for seating, a lawned area and planted beds adding colour and interest. To the front, a driveway offers off-road parking, complemented by a garage ideal for storage.

A neatly updated home in a desirable coastal setting, offering practical living spaces, modern touches and appealing outdoor areas. Its chain-free status and well-maintained condition make it an excellent opportunity for a range of buyers.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

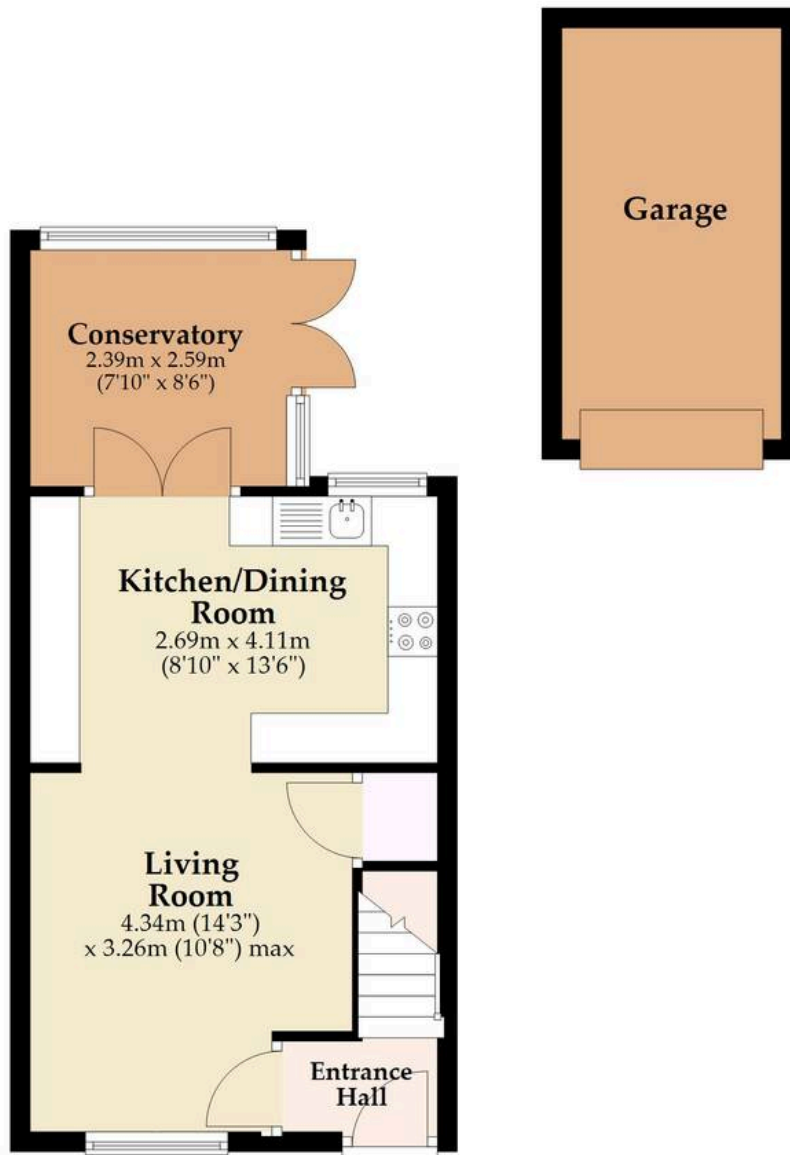
Solar panels are owned outright by the current owners. 10 panels generating £300p/a.

There is a restrictive covenant relating to a protected tree positioned at the rear boundary, situated within the school grounds.



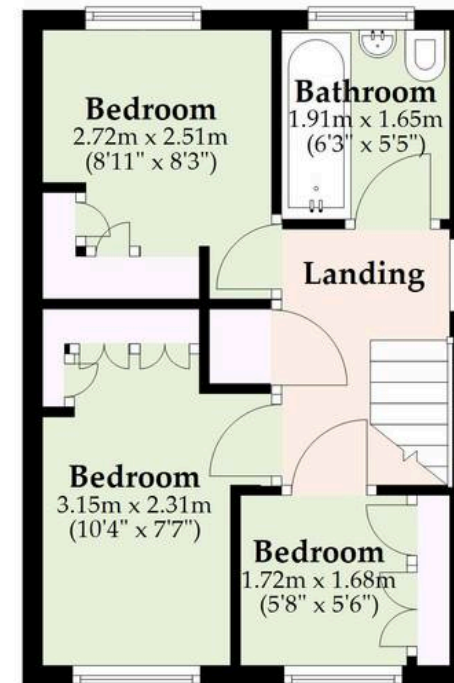
## Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)  
(excluding Garage)



## First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 62.9 sq. metres (676.9 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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Meet *Lauren*  
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Minors & Brady  
*Your home, our market*

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