



14 Flowerday Close, Hopton

Great Yarmouth



Minors & Brady

# 14 Flowerday Close

Hopton, Great Yarmouth

Tucked away in a peaceful Hopton-on-Sea cul-de-sac, this semi-detached bungalow offers comfort, simplicity and coastal ease. With its low-maintenance kerb appeal, bright side-entrance hall, practical kitchen, comfortable living room with a decorative fireplace, and a light-filled conservatory that opens the home to the garden, it delivers a layout designed for effortless everyday living. Two well-proportioned bedrooms, including one with direct garden access, sit alongside a convenient wet room with built-in storage, while outside, the private landscaped garden provides a decked seating area, artificial lawn, planted borders and a timber shed. A brick-weave driveway and single garage complete the picture, making this a wonderfully manageable home for those seeking single-level living in a calm coastal setting.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

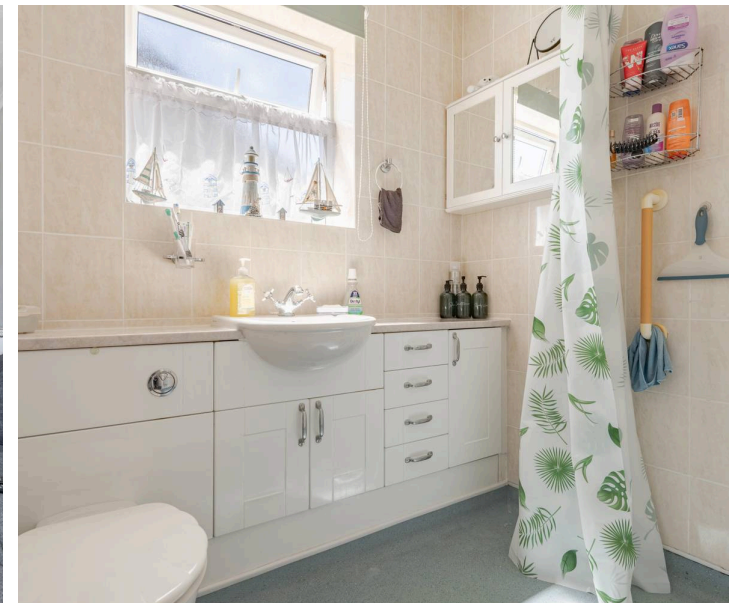


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- Semi-detached bungalow positioned down a quiet, residential cul-de-sac in the coastal village of Hopton-On-Sea
- Brand-new boiler installed
- Suitable choice for those looking to downsize, or if you require a single-level layout
- Kerb appeal offering a low-maintenance front garden, a brick-weave driveway providing off-road parking and a single garage for storage use
- Kitchen fitted with cabinetry, a freestanding oven and under-counter areas for your appliances
- Comfortable living room accentuated by a decorative fireplace, inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, offering views of the garden
- Two double bedrooms offering comfort and privacy, one of which has direct access to the garden
- Wet room complemented by built-in vanity units for storage use
- A private, landscaped garden featuring a decked seating area, an artificial lawn, planted beds and a timber storage shed



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## Location

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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# 14 Flowerday Close

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A quietly positioned semi-detached bungalow in the coastal village of Hopton-on-Sea, this home offers a calm and reassuring setting at the end of a peaceful cul-de-sac. It's an inviting choice for those considering downsizing or seeking the ease of single-level living close to the Norfolk coastline.

The frontage is designed for low-maintenance appeal, with a neat garden space, brick-weave driveway and a single garage that provides useful storage. A side entrance hall sets a welcoming tone, bright and airy from the moment you step inside.

The kitchen offers a practical arrangement with fitted cabinetry, a freestanding oven and under-counter spaces ready for appliances. The living room forms the heart of the home, comfortable and characterful, centred around a decorative fireplace that adds warmth and charm. Beyond this, the conservatory brings in generous natural light and creates a gentle connection to the garden, extending the reception space and offering a peaceful spot to unwind.

Two double bedrooms provide comfort and privacy, with one enjoying direct access to the garden, a feature that enhances the sense of calm and makes outdoor living wonderfully effortless. The wet room is designed with practicality in mind, complemented by built-in vanity storage.

The rear garden has been thoughtfully landscaped for easy enjoyment, featuring a decked seating area, artificial lawn, planted borders and a timber shed. It's a private, manageable space that suits both quiet relaxation and casual entertaining.

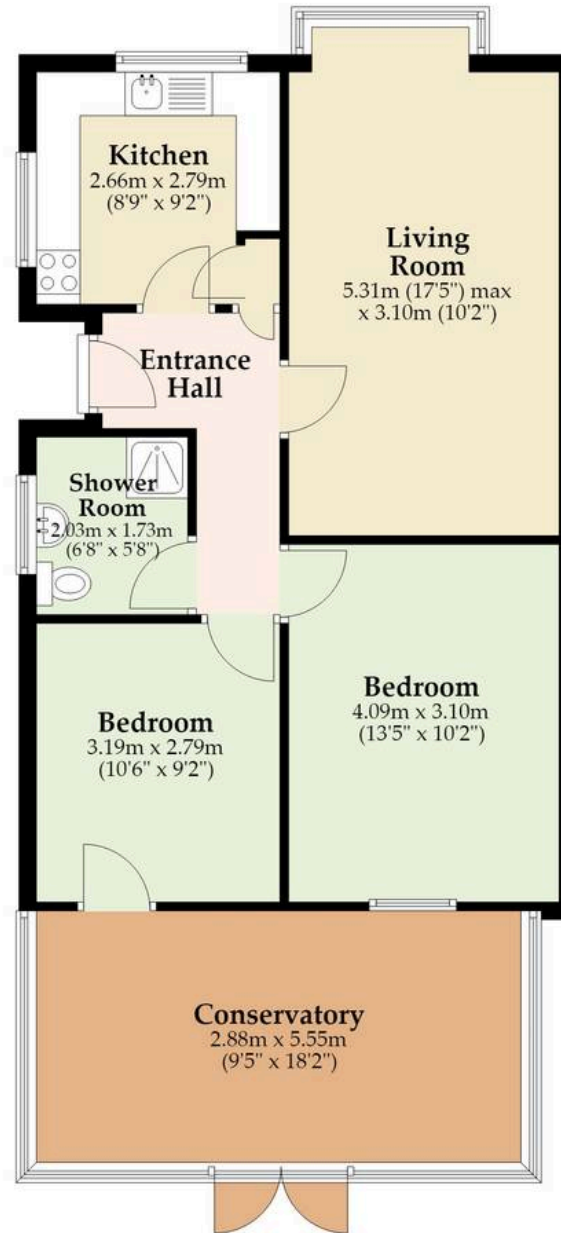
Altogether, this bungalow presents a lifestyle of simplicity and comfort in a well-established coastal community. Its welcoming layout, low-maintenance design and peaceful cul-de-sac position make it an appealing home for those ready to embrace a more relaxed way of living.

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## Ground Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 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.

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