



12 Flowerday Close, Hopton

Great Yarmouth



Minors & Brady

12 Flowerday Close

Hopton, Great Yarmouth

Settled quietly within a peaceful cul-de-sac in the coastal village of Hopton-on-Sea, this chain-free bungalow offers an easy, single-level way of living that will appeal to downsizers and anyone seeking a calm, manageable home. Its flexible layout flows from a welcoming hall into bright, comfortable living spaces, including a spacious sitting room, modern kitchen and two well-proportioned bedrooms, one opening into a light-filled conservatory. Outside, a private garden with patio, lawn, sheds and a greenhouse provides a peaceful retreat, while a driveway and carport add everyday convenience. Altogether, it's a well-kept home with the freedom to make it your own, perfectly placed for enjoying life by the coast.

- Offered chain free
- Semi-detached bungalow positioned down a quiet cul-de-sac in the coastal village of Hopton-On-Sea
- Suitable choice for downsizers, or those that require a single-level layout
- Flexible layout that can adapt to your own preferences and style
- Kitchen fitted with modern units, an integrated oven and areas for your appliances
- Spacious living room inviting relaxation and entertaining
- Two bedrooms offering comfort and privacy, one of which has French doors that open into the light-filled conservatory
- Bathroom comprising of a three-piece suite
- A private, maintained garden featuring a patio for seating arrangements, a laid to lawn, two storage sheds and a greenhouse
- A driveway providing off-road parking, leading down to a carport



M&B

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Hopton-On-Sea

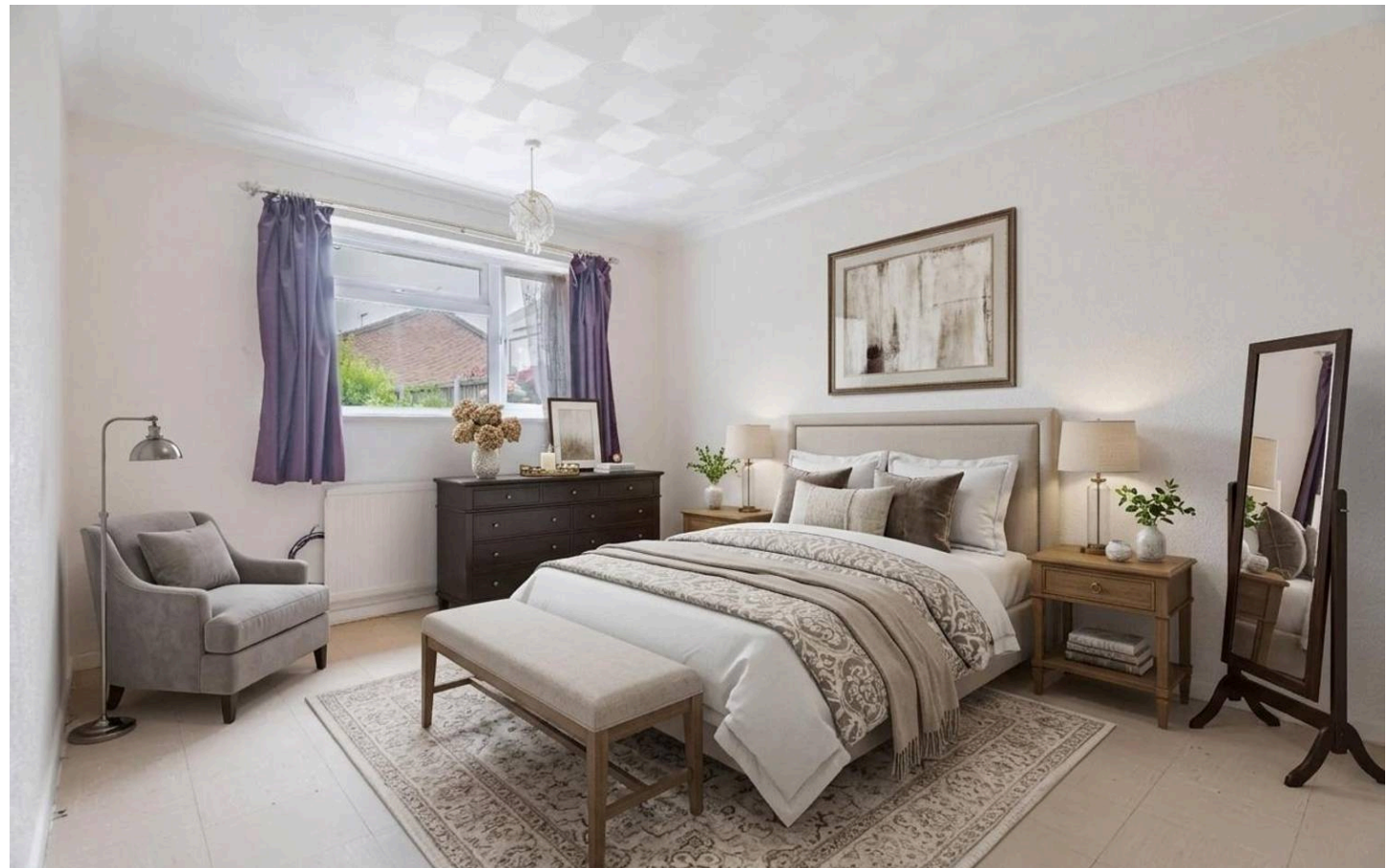
Flowerday Close sits in a quiet residential pocket of Hopton-on-Sea, just a short walk of around half a mile from the sandy coastline, giving easy access to the beach without being in the busiest tourist areas.

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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Tucked away in a quiet residential cul-de-sac, this semi-detached bungalow offers a calm, coastal way of life in the well-regarded village of Hopton-on-Sea. It's a home that lends itself beautifully to downsizers, those seeking a single-level layout, or anyone wanting a property that can adapt effortlessly to their own pace and preferences.

A welcoming entrance hall sets the tone, leading into a layout that feels both practical and easy to live with. The kitchen is fitted with modern units and an integrated oven, with space for your everyday appliances, a simple, functional backdrop ready for your own touches.

The living room is generously sized, offering a comfortable setting for relaxation or entertaining, with natural light enhancing the sense of space.

Two bedrooms provide privacy and flexibility, one of which opens through French doors into the conservatory. This bright, glass-fronted room creates a lovely connection to the garden and offers an inviting spot to unwind throughout the seasons.

The bathroom features a classic three-piece suite, completing the internal accommodation.



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Outside, the property continues to impress with a private, well-maintained garden. A patio provides room for seating, while the lawn, greenhouse and two storage sheds offer scope for gardening, hobbies or simply enjoying the outdoors.

The driveway provides off-road parking and leads to a carport, adding welcome practicality.

Altogether, this is a home that feels calm, manageable and full of potential, a chance to settle into coastal village life with the convenience of being offered chain free.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

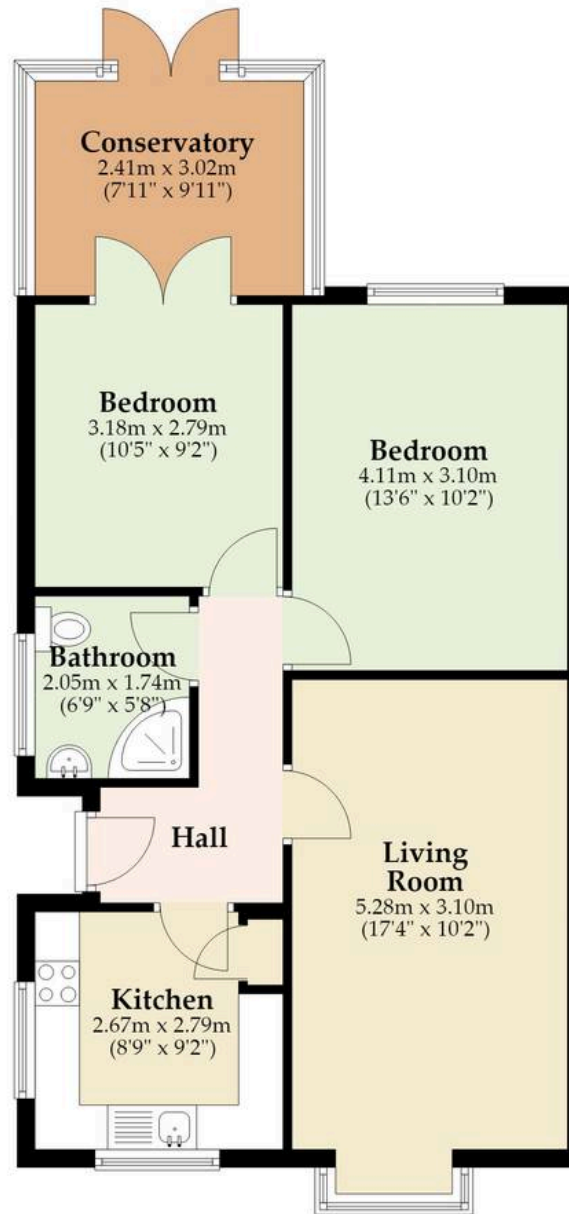
Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 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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