



2 St. Andrew Close, Hopton

Minors & Brady



2 St. Andrew Close

Hopton, Great Yarmouth

A peaceful cul-de-sac setting and a well cared-for interior give this link-detached bungalow an immediately inviting feel, making it particularly appealing for those considering downsizing or seeking single-level living. The property offers two comfortable bedrooms, a bright lounge, a practical kitchen with space for essential appliances, and a step-in shower room designed for straightforward everyday use. A newly added conservatory enhances the sense of space and provides a pleasant connection to the established rear garden, while a private driveway and integral garage add welcome convenience. With amenities and transport links close by, it presents a well-rounded opportunity in a desirable and settled location.

- Two bedroom link-detached bungalow offering comfortable single-level living
- Suitable for downsizing or those seeking convenient single-level living
- Quiet cul-de-sac position within a desirable residential area
- Practical kitchen with fitted cupboards, laminate work surfaces, sink and drainer, and space for key appliances
- Bright living room with bay window, dual aspect and electric fireplace
- Newly added conservatory in May 2026 providing an additional versatile living space
- Step-in shower room with WC, basin, radiator and walk-in cubicle
- Private driveway with parking for two vehicles
- Integral garage featuring an electric roller door and internal access
- Well established rear garden with lawn, patio, mature shrubs, sheds and greenhouse





2 St. Andrew Close

Hopton, Great Yarmouth

Hopton-On-Sea

St Andrew Close sits within a residential pocket of Hopton-On-Sea, a coastal village known for its mix of seaside character and everyday convenience. The setting places you within reach of long, open stretches of beach and the village's central amenities, giving the area a practical, lived-in feel.

Families have access to Hopton Primary within the village, while Ormiston Venture Academy and East Norfolk Sixth Form in Gorleston provide well-regarded options for older students.

Transport links are straightforward, with regular bus routes connecting to Gorleston and Great Yarmouth, and road access leading easily towards the A47 for wider travel.

The location suits a lifestyle centred around the coast, with walking routes, green spaces and everyday services close enough to support a relaxed routine without feeling remote.



M&B



2 St. Andrew Close

Hopton, Great Yarmouth

Situated within a quiet cul-de-sac in a consistently desirable residential setting, this well-presented two bedroom link-detached bungalow offers a welcoming layout with practical features throughout.

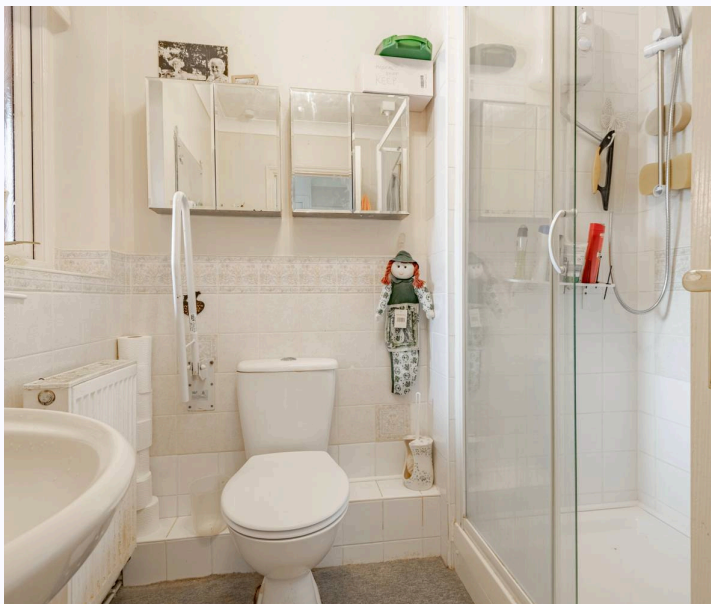
A porch leads into a central hall giving access to all principal rooms. The living room enjoys a bright dual aspect with a bay window and an electric fireplace creating a comfortable focal point.

The kitchen is arranged with laminate work surfaces, a sink and drainer, space for essential appliances including a fridge freezer, washing machine and gas cooker, and a range of both under-counter and wall-mounted cupboards.

The conservatory offers views across the garden and includes double glazed windows and doors to both sides, with internal access to the garage.

Both bedrooms are set to the rear, each with fitted storage and French doors offering direct access either to the garden or the conservatory.

The shower room features a step-in cubicle, WC, basin, radiator and a frosted window, providing a straightforward and functional arrangement suited to everyday use.



M&B

2 St. Andrew Close

Hopton, Great Yarmouth

Outside, the front of the property provides a private brick-weave driveway with space for two vehicles and direct access to the garage, with an electric roller door.

The rear garden is well established, offering a lawn, patio seating area, mature shrubs, three timber sheds, a greenhouse and secure boundary fencing, with side access returning to the front.

With amenities and transport links close by, this bungalow presents an attractive opportunity for those seeking a comfortable home in a peaceful yet convenient setting.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

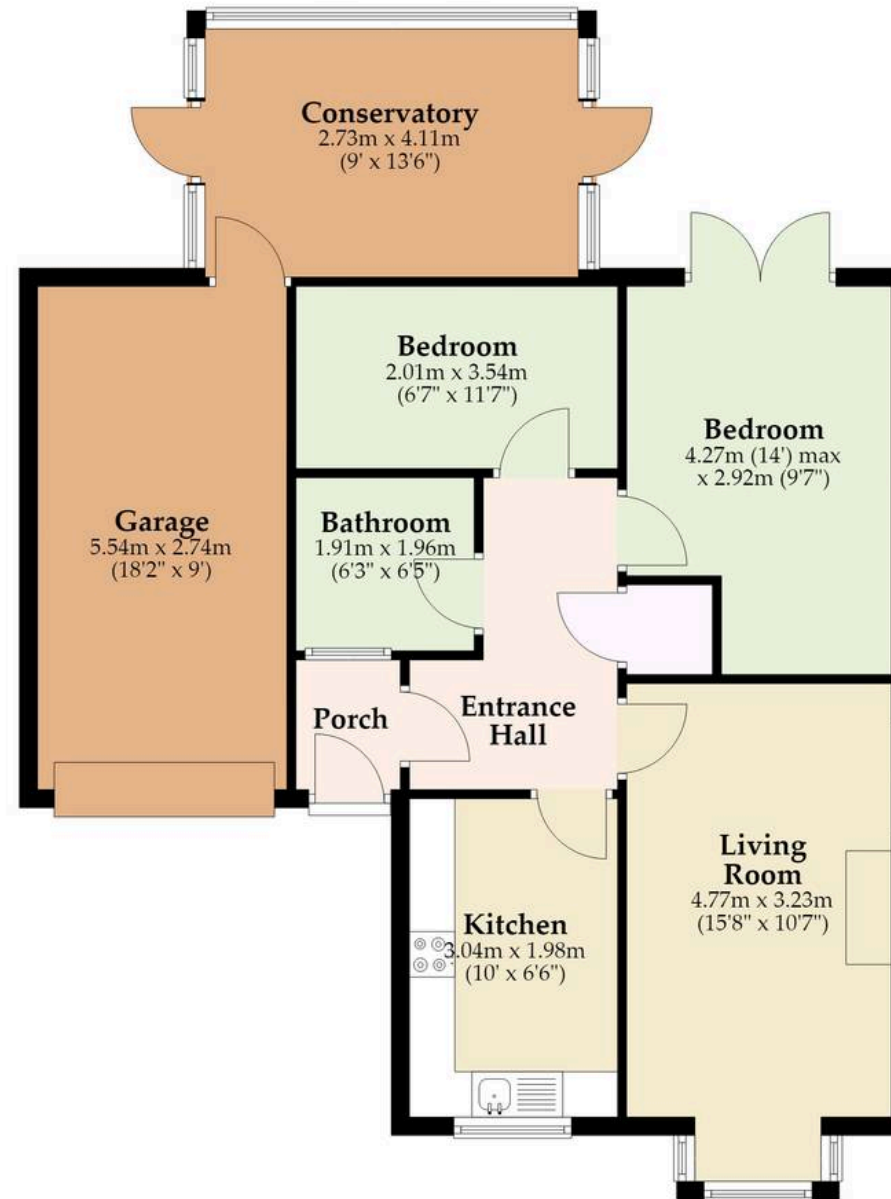
Gas central heating system.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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. 83.8 sq. metres (901.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 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.

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



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk