



11 Lowestoft Road, Hopton

Minors & Brady



11 Lowestoft Road

Hopton, Great Yarmouth

Former show home with landscaped gardens and a high-spec finish throughout. Offered chain free, this beautifully presented home combines stylish interiors with practical modern features, creating a turn-key property ready to enjoy from day one. The heart of the home is a superb 21ft kitchen/dining room with a navy kitchen, chrome fixtures and integrated appliances, complemented by a bright bay-fronted sitting room. Three well-proportioned bedrooms, including a principal bedroom with fitted Sharps wardrobes and an en-suite, are supported by a family bathroom and benefits including dual-zone heating, MVHR ventilation and an ADT alarm system. Outside, the landscaped rear garden features a patio, well-kept lawn and attractive established shrub borders that add character and year-round interest. A tandem brick-weave driveway, detached garage with power and an EV charging point complete the package.

- Former show home finished to an exceptional standard, showcasing quality fixtures, upgraded finishes and beautifully presented interiors throughout
- Impressive 21ft kitchen/dining room featuring a contemporary navy kitchen, chrome fittings and a comprehensive range of integrated appliances
- Bright and welcoming bay-fronted sitting room providing an elegant reception space with excellent natural light
- Three well-proportioned bedrooms, including a principal suite with fitted Sharps wardrobes and a private en-suite shower room
- Stylish family bathroom complemented by a ground floor cloakroom, ideal for modern family living
- Energy-efficient specification including an MVHR ventilation





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The Location

Situated within a well-established residential area, the property benefits from convenient access to local amenities, well-regarded schooling and a range of leisure opportunities.

Hopton-on-Sea is renowned for its welcoming community atmosphere and attractive coastal setting. The village offers a variety of everyday amenities including local shops, convenience stores, cafés, public houses, healthcare facilities and a village hall, ensuring residents have essential services close at hand. The area retains a charming village feel while benefiting from easy access to the wider amenities of both Great Yarmouth and Lowestoft.

One of the village's most notable attractions is its beautiful sandy beach, which stretches along the stunning Norfolk coastline and provides an ideal setting for walking, relaxation and family days out. The picturesque cliff-top views and coastal paths offer excellent opportunities to enjoy the surrounding natural beauty throughout the year.

The location is well connected, with nearby road links providing straightforward access to Great Yarmouth, Lowestoft, Beccles and Norwich. Rail services from both Lowestoft and Great Yarmouth offer connections to Norwich and onward links to London and the wider national rail network, making the area suitable for commuters and those wishing to travel further afield.

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Lowestoft Road, Hopton

This beautifully presented detached family home was originally constructed as a former show home and continues to showcase the high standard of finish, thoughtful design and attention to detail associated with such a specification. Offered chain free, the property combines modern practicality with attractive living spaces, making it an ideal choice for families, professionals and those seeking a turn-key home in a desirable setting.

The welcoming entrance hall leads through to a bright bay-fronted sitting room, a comfortable and inviting space that enjoys excellent natural light and provides the perfect environment for relaxing or entertaining. The remainder of the ground floor is centred around an impressive kitchen and dining room stretching over 21ft in length.

Designed with both style and functionality in mind, the contemporary navy kitchen is complemented by chrome fixtures and fittings, creating a sleek and elegant finish. A range of integrated appliances, including a fridge freezer, dishwasher, washer dryer and oven, help maintain clean lines throughout whilst providing everything required for modern day living. French doors open directly onto the garden, seamlessly connecting indoor and outdoor spaces.



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The first floor offers three well-proportioned bedrooms, including a generous principal suite complete with fitted Sharps wardrobes and an en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, creating practical accommodation for families and guests alike. Throughout the home, the décor is tasteful and well maintained, reflecting the property's original show home status.

Further enhancing the property's efficiency and comfort are a number of desirable modern features. These include an MVHR ventilation system designed to promote air circulation and efficiency, dual-zone heating controls serving both floors, and an ADT alarm system providing additional peace of mind. The property also benefits from the remainder of its NHBC warranty.

Outside, the landscaped rear garden has been thoughtfully designed to create a relaxing and attractive outdoor retreat. A patio area provides an excellent space for outdoor dining and entertaining, whilst a neatly maintained lawn is framed by mature shrubs and established planting that add colour, character and year-round interest. The overall effect is a garden that feels both private and inviting while remaining manageable to maintain.



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To the front of the property, a tandem brick-weave driveway provides off-road parking for several vehicles and leads to a detached garage with power connected. The garage offers additional storage and workshop potential, while an EV charging point provides practical future-proofed convenience for electric vehicle owners.

Combining high-quality finishes, modern energy-conscious features, attractive landscaped gardens and excellent presentation throughout, this impressive home offers a superb opportunity to acquire a stylish, move-in-ready property with plenty of practicality for modern family life.

Agent's Note

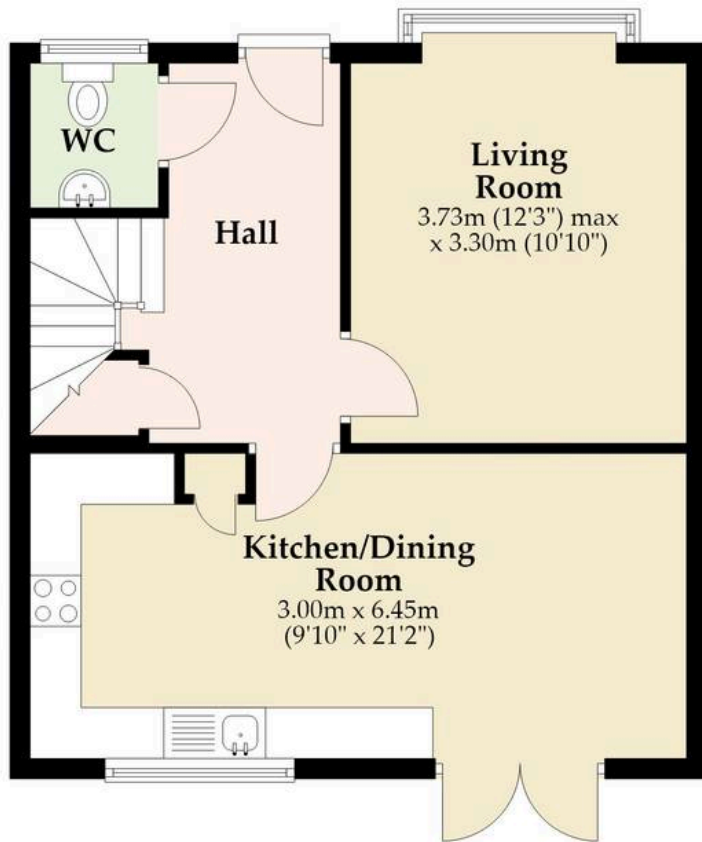
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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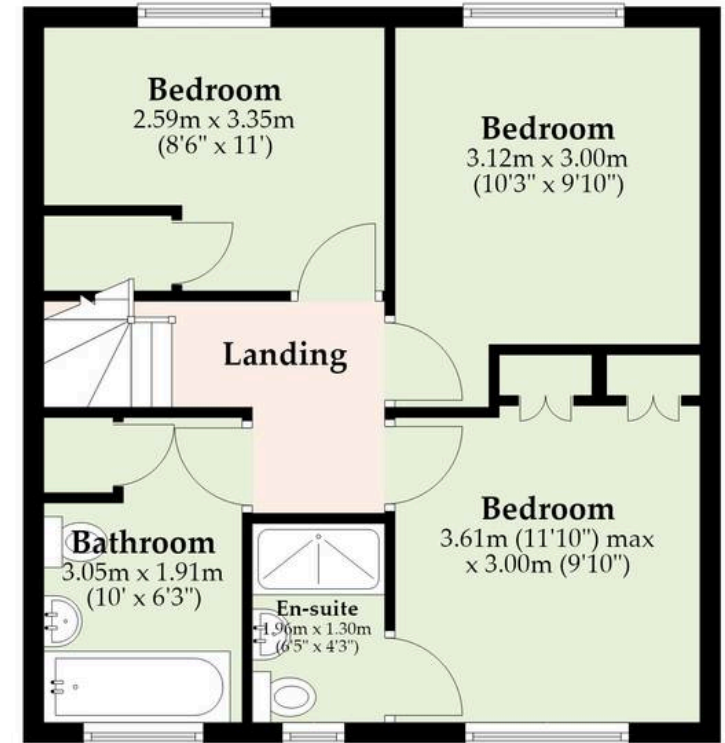
Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 107.1 sq. metres (1153.1 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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