

Sawyer House Lowestoft Road, Hopton

Minors & Brady

Sawyer House Lowestoft Road

Hopton, Great Yarmouth

Enjoying a desirable village position opposite the church, this well-presented detached family home offers spacious and practical accommodation, perfect for modern living. A welcoming entrance hall leads to a bright open-plan living and dining room with French doors opening onto the rear garden, while the well-equipped kitchen provides integrated appliances and excellent everyday functionality. Upstairs, three well-proportioned bedrooms include a principal bedroom with a built-in wardrobe and private en-suite, complemented by a contemporary family bathroom. Outside, the generous enclosed garden is designed for both relaxation and entertaining, featuring a patio, raised decking, BBQ area, established planting and outdoor lighting, alongside a detached summerhouse currently arranged as a garden bar with power connected. Completing the property is a brick-weave driveway providing off-road parking for multiple vehicles, making this an ideal family home in a sought-after village setting.

The Location

Lowestoft Road occupies a particularly convenient position within Hopton-on-Sea, a coastal village set between Great Yarmouth and Lowestoft, offering a lifestyle that balances everyday practicality with easy access to the wider Norfolk and Suffolk coastline. The area appeals to a broad range of buyers, from families seeking a community-focused setting and access to schools, to retirees drawn to the pace of village life and proximity to the sea.

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Day-to-day needs are well catered for locally, with a village convenience store, post office, pharmacy, doctors' surgery and dental practice all within Hopton itself. Residents also enjoy a choice of local pubs and restaurants, while wider shopping facilities are readily available in both Lowestoft and Gorleston. For larger retail requirements, North Quay Retail Park in Lowestoft provides stores including Morrisons, while Gapton Hall Retail Park on the southern edge of Great Yarmouth offers retailers such as M&S Foodhall alongside a range of national brands. Independent cafés, restaurants and seafront establishments in nearby Oulton Broad, Gorleston and Lowestoft further enhance the area's lifestyle offering.

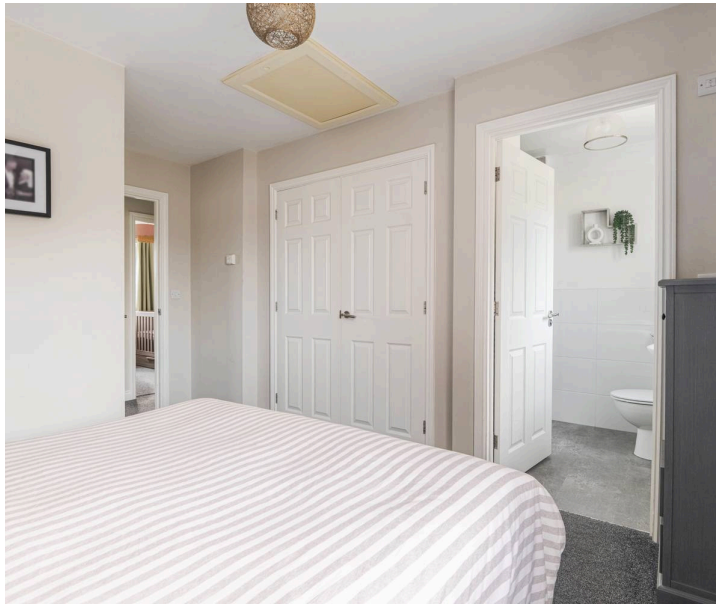
Families are well served by educational provision, with Hopton Church of England Primary Academy located within the village. A wider selection of primary and secondary schools can be found in Gorleston, Lowestoft and the surrounding area, providing options for different stages of education. The presence of healthcare facilities within Hopton, together with the nearby James Paget University Hospital in Gorleston, contributes to the practicality of the location for households at every stage of life.

Hopton's sandy beach offers miles of coastline for walking, while nearby destinations such as Corton Beach, Gunton Warren and Carlton Marshes Nature Reserve provide opportunities for wildlife watching and outdoor recreation. Gorleston Golf Club lies on the edge of the village, whilst the Norfolk Broads, Oulton Broad and the riverside walks of the Waveney Valley are all within easy reach. Popular local destinations including Gorleston seafront, Great Yarmouth's historic waterfront and the marina at Oulton Broad provide a variety of leisure and social opportunities throughout the year.

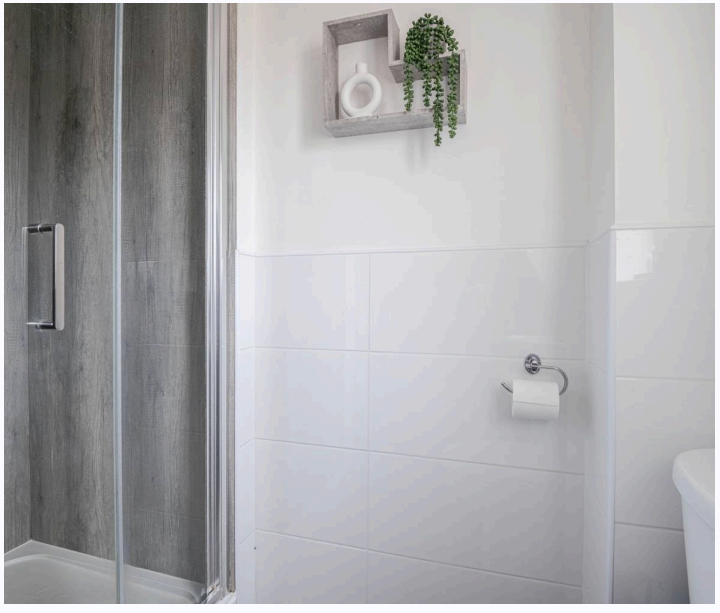
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The property is approached via a brick-weave driveway providing parking for multiple vehicles, whilst the attractive frontage creates an inviting first impression. Stepping inside, a welcoming entrance hall immediately sets the tone for the accommodation beyond, offering a bright and practical introduction to the home. A conveniently positioned ground-floor WC serves guests and everyday family requirements.

Moving through the property, the principal reception space is arranged in an open-plan layout, creating a sociable environment suited to both daily life and special occasions. The living and dining area is generously proportioned and flooded with natural light, providing ample space for comfortable seating and formal dining furniture. French doors draw the outside in and create a seamless connection with the rear garden, allowing for effortless indoor and outdoor living during the warmer months. Whether relaxing with family or hosting friends, this impressive room provides a versatile setting for a variety of lifestyles.

Forming the heart of the home, the kitchen has been thoughtfully arranged to maximise both functionality and storage. Fitted with a range of cabinetry, the space incorporates a sink and drainer unit, an integrated oven and a dishwasher, while also providing plumbing for a washing machine and designated space for a fridge/freezer. Its practical design ensures everything is within easy reach, making day-to-day living straightforward and efficient. The kitchen sits comfortably alongside the open-plan living accommodation, enhancing the sense of connectivity throughout the ground floor.

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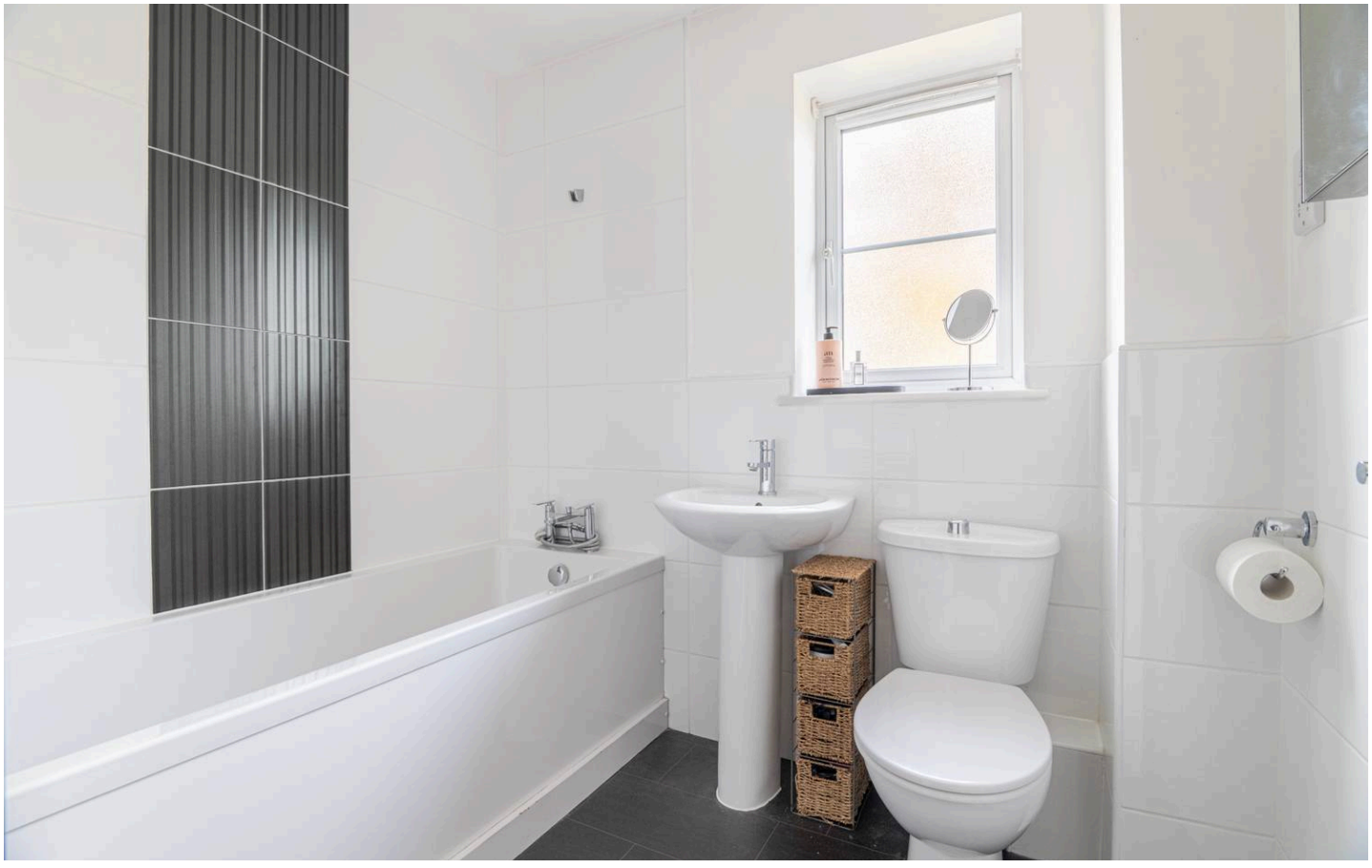
Ascending to the first floor, the landing provides access to all bedrooms and the family bathroom. The sleeping accommodation has been carefully planned to suit the demands of family life, offering flexibility for growing families, visiting guests or those requiring space to work from home.

The principal bedroom is a particularly appealing space, benefitting from a built-in wardrobe that provides useful storage while maintaining a clean and uncluttered feel. Enhancing its appeal further is a private en-suite shower room, creating a comfortable and convenient environment for everyday living. The remaining two bedrooms are both well-proportioned rooms, capable of accommodating a variety of furniture arrangements and suitable for children, guests or home office use depending on individual requirements.

Serving the additional bedrooms is a family bathroom fitted with a contemporary three-piece suite. Well-presented and practical, the bathroom offers a modern finish and provides everything required for busy family life.

Outside, the rear garden has been designed to provide an enjoyable and versatile outdoor environment. Privately enclosed and generously sized, it offers an excellent extension of the internal living space. A patio seating area provides the perfect setting for outdoor dining and entertaining, while the maintained lawn creates plenty of room for children to play and for keen gardeners to enjoy. Established planting around the borders adds colour and interest throughout the seasons, enhancing the overall appearance of the garden.

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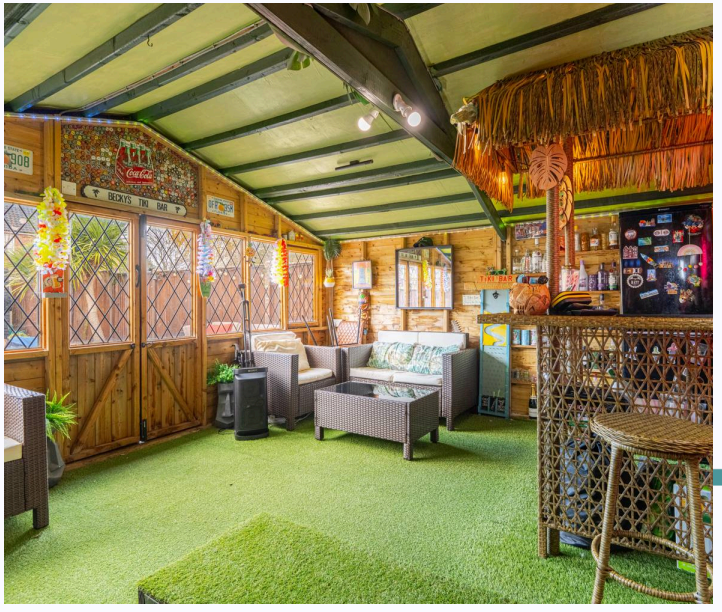












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Additional features include a dedicated BBQ area and an attractive raised decking space, offering multiple areas in which to relax, entertain or enjoy the surroundings. Outdoor lighting further enhances the usability of the garden during the evening, creating an inviting atmosphere for gatherings with family and friends.

A particularly noteworthy addition is the detached summerhouse outbuilding, currently arranged as a stylish garden bar. Benefitting from an electricity supply, this versatile space lends itself to a wide range of uses and could equally serve as a workshop, hobby room, studio or dedicated entertainment area depending on requirements.

Agent's Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.

This property has a burglar alarm system installed.

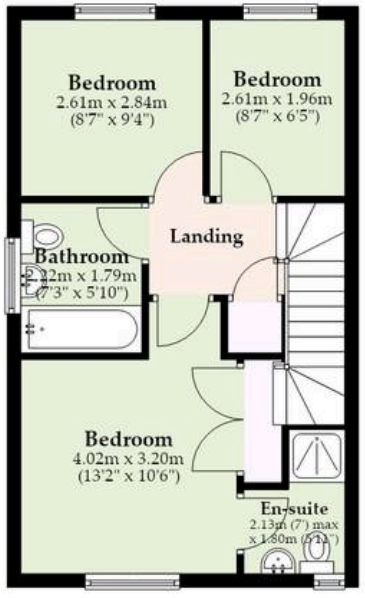
Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Outbuilding

Approx. 19.9 sq. metres (214.6 sq. feet)



Total area: approx. 106.6 sq. metres (1147.3 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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