

**Aldreds**  
Estate Agents



24 Lowestoft Road  
Hopton, NR31 9WL  
£395,000





## 24 Lowestoft Road

Hopton, NR31 9WL

This stunning three-bedroom detached bungalow was built from new in 2023 and has since been thoughtfully lived in and enhanced by the current owners, offering a perfect blend of modern design and homely comfort. The interior is stylish and contemporary, featuring an open plan kitchen and dining room, a generous lounge, both of which superb views over the fields can be enjoyed. Shutter blinds have been fitted throughout, adding both practicality and a refined finish, while the master bedroom benefits from a well-appointed en-suite.

Externally, the property continues to impress with a private and enclosed rear garden, with an extended patio, ideal for relaxing or entertaining, and a detached garage fitted with an electric roller door. Situated in the desirable village of Hopton, the bungalow enjoys a peaceful setting while remaining convenient for local amenities. This is an excellent opportunity to acquire a nearly new home that has already been carefully settled into and improved, ready for its next owners to enjoy.

### Entrance Hall

Ceramic tile, wood effect floor, double glazed front door, access to lounge, 3 bedrooms, kitchen/diner, bathroom and cupboard, radiator, loft hatch with pull down ladder.

### Lounge

11'1" x 14'9" (3.4m x 4.5m)

Carpet floor, double glazed windows to front and side, fitted shutter blinds, radiator.

### Bedroom 1

12'5" x 9'10" (max plus wardrobe space) (3.8m x 3.0m (max plus wardrobe space))

Carpet floor, double glazed window to front, fitted shutter blinds, built in double wardrobe, radiator, access to En-Suite.

### En-Suite

5'2" x 5'6" (1.6m x 1.7m)

Tile floor, WC, corner shower cubicle with wall mounted tap, basin, heated towel rail, down glazed window to front, fitted shutter blinds.

### Bedroom 2

12'5" x 9'6" (max plus wardrobe space) (3.8m x 2.9m (max plus wardrobe space))

Carpet floor, double glazed window to rear, fitted shutter blinds, radiator, built in double wardrobe.

### Bedroom 3

10'5" x 9'2" (3.2m x 2.8m)

Carpet floor, radiator, double glazed window to rear, fitted shutter blinds.

### Kitchen/Diner

11'1" x 17'8" (3.4m x 5.4m)

Ceramic tile, wood effect flooring, double glazed French doors to the rear, double glazed windows to the side, fitted shutter blinds, radiator. Laminate counter tops with under and over counter storage, breakfast bar, integrated eye level oven and grill, fridge freezer, induction hob, dishwasher, ceramic sink with instant hot water tap and draining board. Open access through to utility.







#### Utility

8'2" x 4'7" (2.5m x 1.4m)

Continuation of ceramic tile, wood effect flooring, laminate counter top with storage cupboards, sink and draining board, wall mounted gas boiler, double glazed window to the side.

#### Bathroom

5'6" x 6'10" (1.7m x 2.1m)

Tile floor, WC, basin, bath tub with wall mounted shower and shower screen, heated towel rail.

#### Garage

Concrete floor, electricity connection, electric roller door.

#### Outside Front

Brick weave driveway to garage, path to front door, grass lawn stretching around the side.

#### Outside Rear

Grass lawn, extended patio, combination of timber fence and brick wall boundaries.

#### Council Tax

Great Yarmouth Borough Council - Band D

#### Tenure

Freehold

#### Services

Mains gas, electric, water, drainage.

#### Location

Part of the beautiful south Norfolk coast, Hopton on Sea is a village and seaside resort found on east coast of Norfolk just 5 miles south of Great Yarmouth and 3 miles north of Lowestoft in Suffolk. Hopton-on-Sea is perhaps best known for being the host of the World Indoor Bowls Championships offering a well catered for tourist industry, visitors and locals alike can enjoy the village amenities which include leisure facilities, pubs and restaurants, primary school, village hall, church, post office and local shops. Bus links provide access to the Cathedral City of Norwich, Great Yarmouth and Lowestoft.

#### Directions

Leave Gorleston heading South on the A47, at the Hopton roundabout turn left, turn immediately left into Lowestoft Road, continue past the playing field and up the hill where the bungalow can be found on your left.

#### What 3 Words

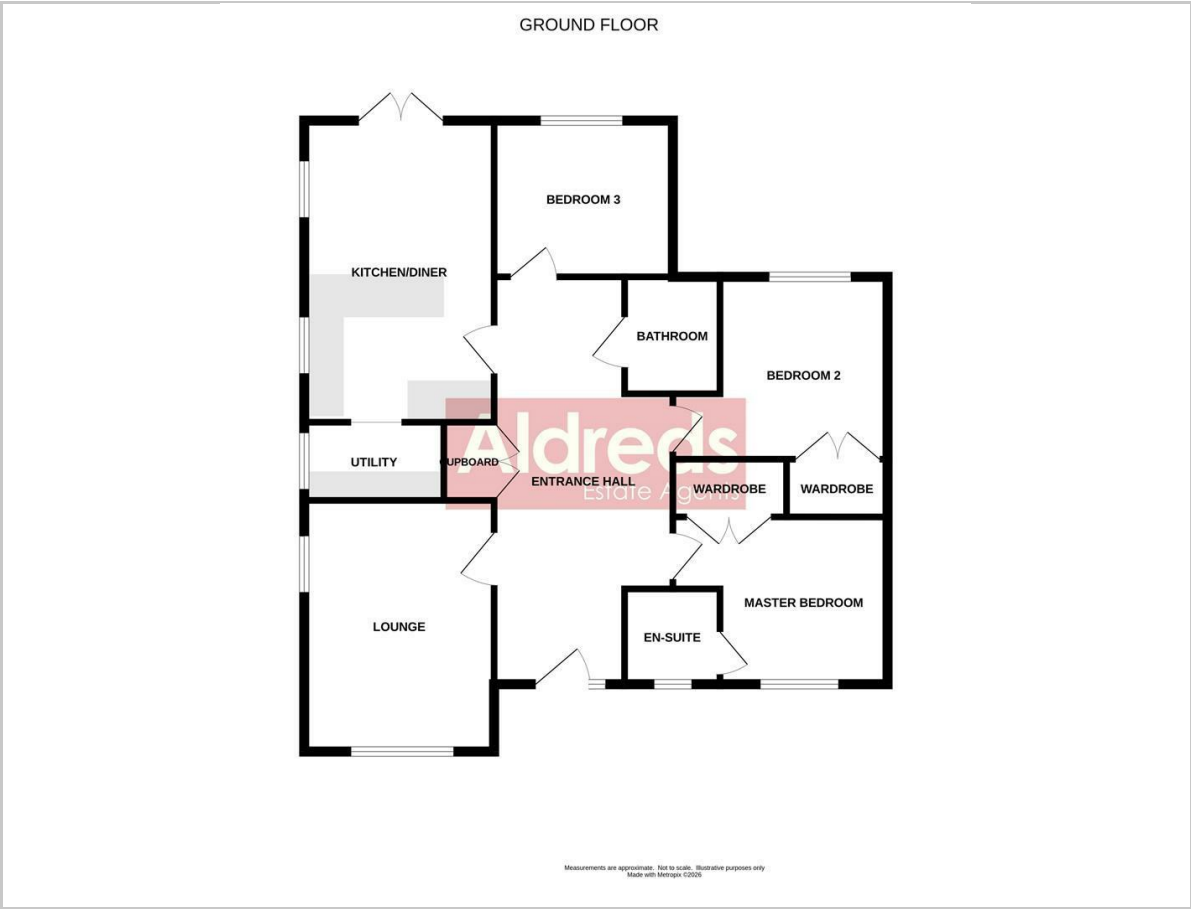
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#### Ref

G18424/01/26



Floor Plan

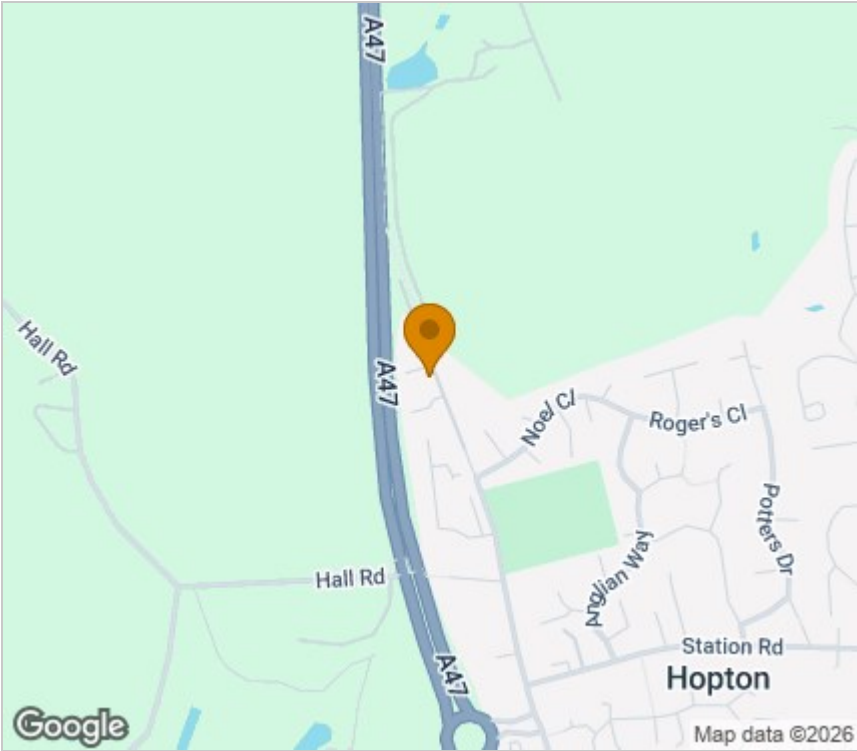


Viewing

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Area Map



Energy Efficiency Graph

