



## Hopton-On-Sea, Norfolk

Guide Price £345,000

- Large Extension to The Rear
- Off Road Parking & Garage
- Ready to Move In
- Open Plan Kitchen and Living Area
- Atrium Style Roof and Bi-Fold Doors
- EPC - C
- Fully Enclosed and Landscaped Gardens
- Walking Distance to The Beach



# Julian Way, Hopton-On-Sea

Hopton-on-Sea is a picturesque coastal village in Norfolk, approximately 4 miles south of Great Yarmouth and 5 miles from Lowestoft. The village features a wide sandy beach backed by grassy cliffs, offering scenic walks along the East Anglia coastline. Rich in history, Hopton reveals archaeological signs of Palaeolithic, Bronze Age, and Roman activity, while the ruins of its 14th-century St Margaret's Church. Local amenities include pubs, shops, a primary school, village hall, and leisure venues such as an 18-hole golf course, bowling club, arcades, and cafés. Hopton-on-Sea combines relaxed seaside charm with practical family living



Council Tax Band: C



## DESCRIPTION

This exceptional, fully transformed contemporary bungalow offers a superb open-plan living space with a stylish kitchen and atrium roof, seamlessly connecting to beautifully landscaped gardens featuring multiple seating areas beneath a mature oak tree. Located just a few minutes' walk from the beach, the property is presented in 'ready to move in' condition, boasting modern fixtures, underfloor heating, and a detached garage. Ideal for those seeking a blend of modern comfort, coastal tranquillity and looking for an immaculate bungalow done to a very high standard.

## OPEN PLAN AREA

This exceptional contemporary bungalow features a spacious open-plan living area that seamlessly integrates the lounge, dining, and kitchen spaces, creating a harmonious flow ideal for modern living and entertaining. The lounge area boasts an atrium roof light with self-cleaning and sun-reflective glass, allowing natural light to pour in, and modern light grey aluminium bi-fold doors opening out to a decking area. The kitchen is fitted in an attractive range of modern light grey units with contrasting chrome handles, including integrated appliances and an island worktop with an electric induction hob. The dining area, situated adjacent to the kitchen, offers ample space for family meals and gatherings. Together, these areas provide a bright and airy environment, perfect for both relaxation and social occasions

## BEDROOMS

The bungalow features two generously sized double bedrooms, each designed to offer comfort and tranquility. The master bedroom includes a square bay window, providing ample natural light and a pleasant view. Both bedrooms are equipped with radiators and offer sufficient space for various furniture arrangements, ensuring versatility to suit individual needs. The modern decor and thoughtful layout contribute to a peaceful retreat within the home

## BATHROOM

The bathroom features a modern suite comprising a panelled bath with a mixer tap and shower attachment, a pedestal wash hand basin with a mixer tap, and a low-level WC. The space is finished with part-tiled walls and a tiled

floor, complemented by a radiator for warmth. A frosted uPVC double-glazed window ensures privacy while allowing natural light to fill the room. Additional amenities include a shaver point and a coved ceiling, enhancing the room's functionality and aesthetic appeal

## OUTSIDE

The property's exterior is a testament to thoughtful landscaping and functionality. The front garden is laid to lawn, offering a welcoming entrance. A spacious gravel driveway provides ample off-road parking, leading to a detached garage equipped with power, light, and eaves storage, catering to both storage and workshop needs.

The rear garden is a standout feature, designed for both relaxation and entertainment. It boasts a raised paved patio area with sleeper edges, ideal for alfresco dining or enjoying the outdoors. Well-stocked flower and shrub borders add colour and vibrancy, while a mature oak tree offers dappled shade during warmer months. The garden is fully enclosed by a high-level brick retaining wall, ensuring privacy and security.

Additionally, the property benefits from a corner plot, providing a sense of space and tranquillity. The combination of practical features and aesthetic appeal makes the outdoor areas as inviting as the interiors

## LOCATION

Julian Way in Hopton-on-Sea offers a tranquil coastal setting with convenient access to local amenities and attractions. Residents enjoy proximity to essential services, including healthcare facilities and schools, ensuring daily needs are met with ease. The area boasts a variety of recreational options, such as parks, green spaces, and leisure centers, promoting an active lifestyle. Hopton-on-Sea's charming village atmosphere is complemented by its rich history and community events, fostering a strong sense of belonging among its residents. With its blend of convenience and charm, Julian Way presents an ideal location for those seeking a balanced and fulfilling lifestyle

## TENURE

Freehold

## SERVICES

Mains gas, electric, water and drainage

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

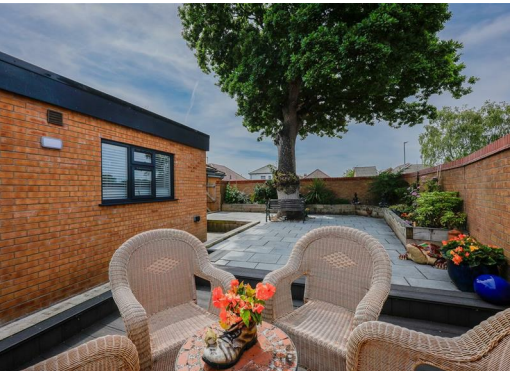
Tel: 01502 442889 Ref: 20889/JD.

## FIXTURES AND FITTINGS

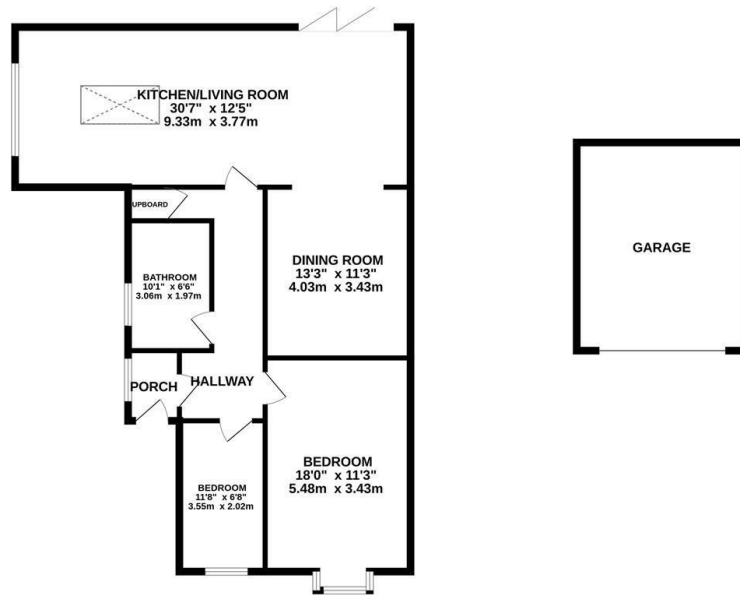
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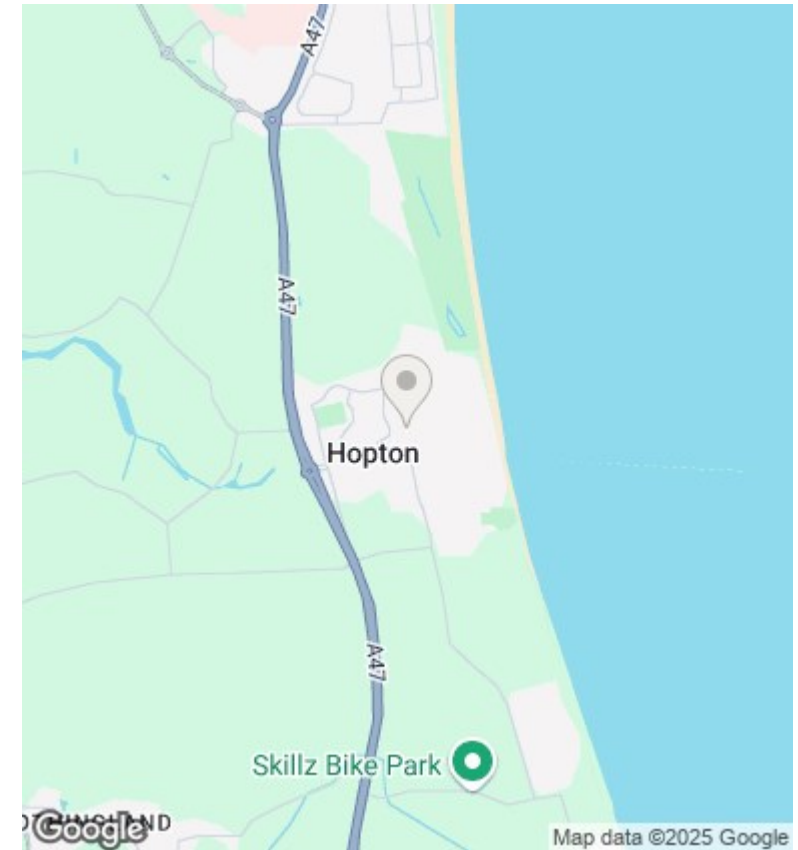




# GROUND FLOOR 1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

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

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)