



Grayling House Low Road, Winterton-On-Sea
£475,000

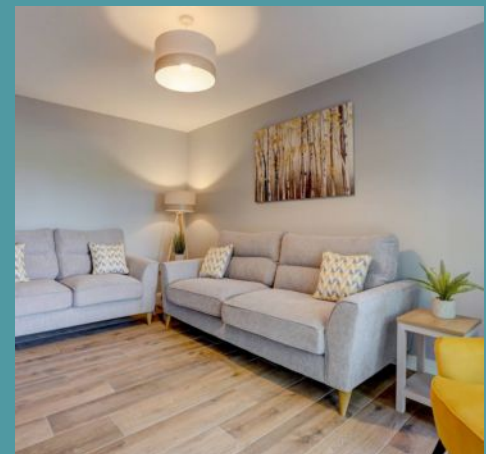
Grayling House Low Road

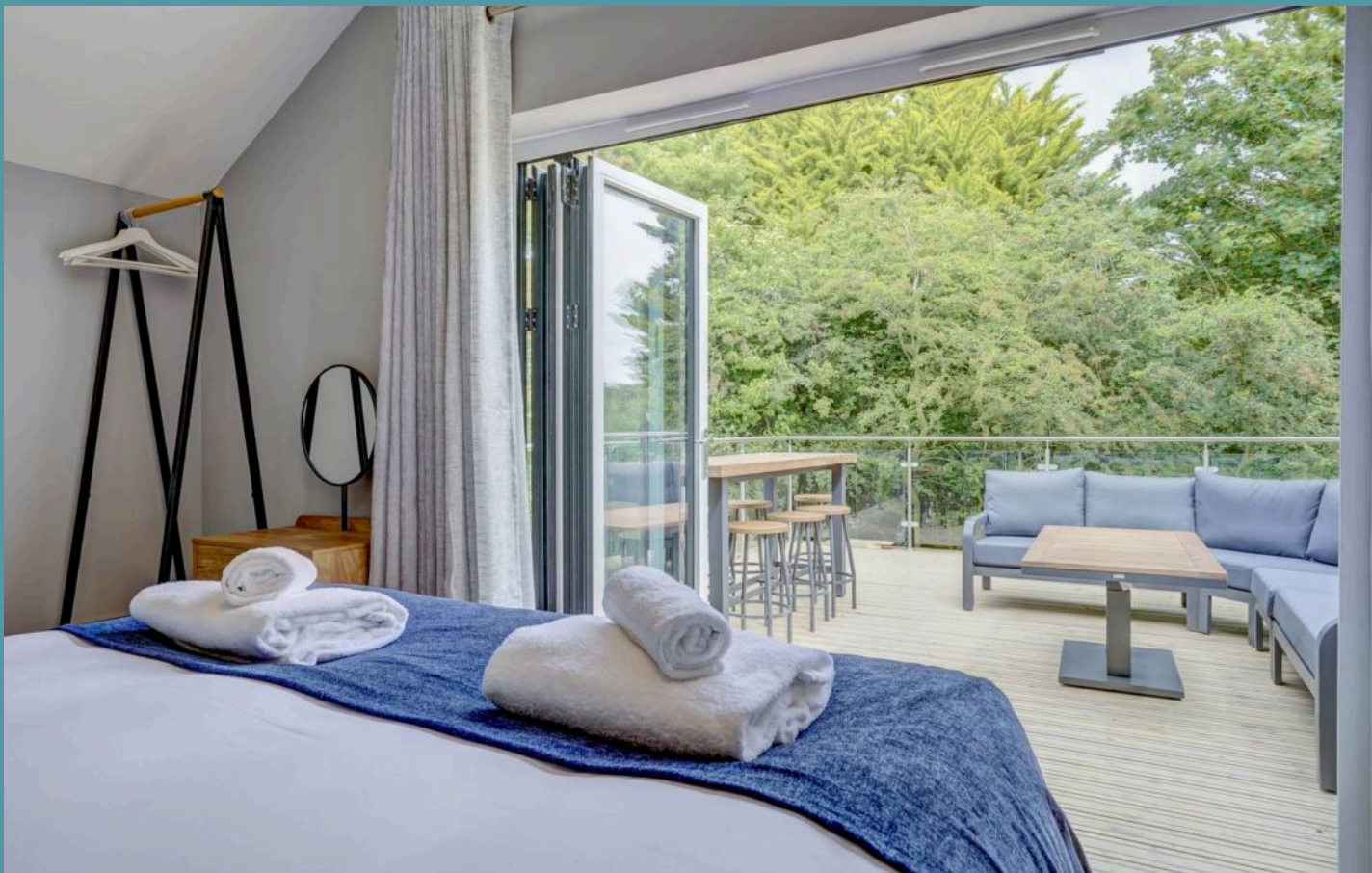
Winterton-On-Sea, Great Yarmouth

Beautifully presented throughout, this newly converted detached home enjoys a peaceful position with no immediate neighbours and far-reaching countryside views. The property offers a spacious and stylish open-plan layout with a modern fitted kitchen, island breakfast bar, and integrated appliances, flowing into a bright lounge and dining space with bi-folding doors to the outside. The ground floor also includes a versatile snug or fourth bedroom, a convenient WC, and wood-effect flooring throughout. Upstairs, three generously sized double bedrooms each benefit from their own en suite, while the main bedroom opens onto a large sun terrace with glass panelling. Outside, there is ample off-road parking, some covered, along with a fitted electric vehicle charging point. The sale includes all furniture and fixtures, making it ready for immediate enjoyment or continued letting success.

Location

Low Road in Winterton-On-Sea offers a peaceful village setting surrounded by natural beauty. This coastal location is just a short walk from wide sandy beaches backed by dunes and the Winterton Dunes National Nature Reserve, home to rare wildlife and stunning sea views. The village itself features a well-regarded pub, local café, fish and chip shop, post office, and convenience store, all adding to its charm and convenience. Residents benefit from regular bus services connecting to nearby towns such as Great Yarmouth and Norwich, making it easy to enjoy both coastal calm and city amenities. The area is also popular with walkers and birdwatchers, with scenic footpaths and nature trails leading across the dunes and through surrounding countryside.





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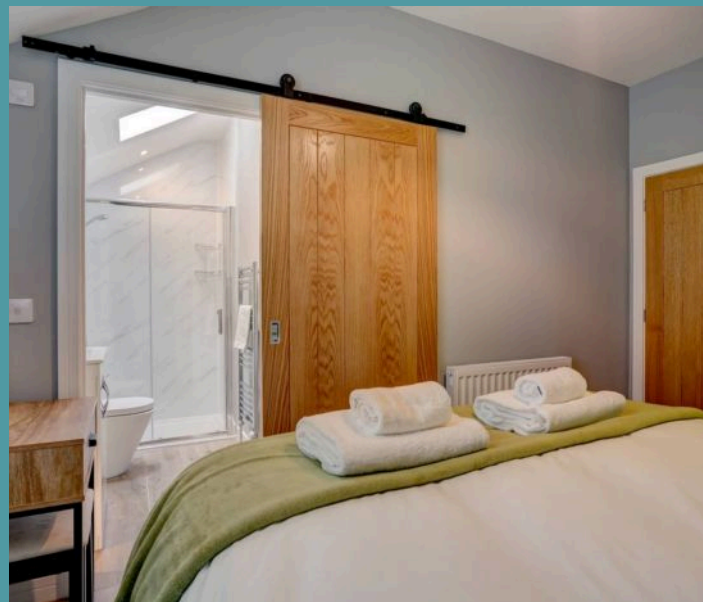
Low Road, Winterton-On-Sea

As you step through the front door, you're welcomed into a bright and inviting entrance hall, where a useful storage cupboard is neatly tucked beneath the staircase, ideal for coats, shoes, or day-to-day essentials.

From here, the home opens out into a modern and spacious open-plan living area designed with both comfort and functionality in mind. There's plenty of room to create defined zones for lounging and dining, all framed by an abundance of natural light and accented by elegant pendant lighting that adds warmth and style.

The kitchen features sleek contemporary units, gloss worktops, and a striking island breakfast bar that doubles as a practical workspace and a social space. Integrated appliances include an electric hob with an extractor, built-in oven, and microwave, while inset ceiling lights add a clean finish overhead. The entire area is laid with attractive wood-effect flooring, drawing the space together and adding continuity throughout. A conveniently placed WC adds further practicality to this floor, and bi-folding doors lead directly out to the garden, creating an easy flow between indoor and outdoor living.

Also on the ground level is a separate snug or family room, a flexible space that could suit a range of uses, including a guest room, office, or even a fourth bedroom, depending on your needs.



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Upstairs, the stylish staircase leads to a central landing that includes a built-in storage cupboard. The upper floor features three generously proportioned double bedrooms, each thoughtfully designed and finished to a high standard. Every bedroom benefits from its own en suite shower room, each fitted with modern fixtures and enclosed glass shower cubicles for a sleek and refined finish. The principal bedroom is a real highlight, enjoying direct access to a large sun terrace through bi-folding doors, with glazed panelling that allows you to take in scenic countryside views in comfort and privacy.

Additionally, the home benefits from double glazing throughout.

Outside, the property continues to impress. It's positioned to offer a sense of seclusion, with ample off-road parking and a covered electric vehicle charging point.

As a further benefit, the sale includes all furniture and fixtures, making the home ready to enjoy from day one, though linens are not included.

Agents notes

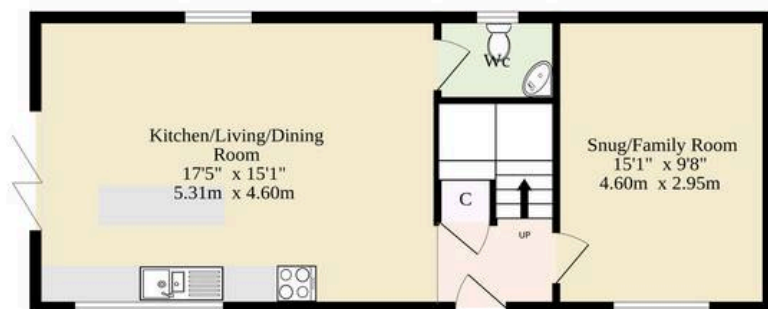
We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Air Source Heat Pump

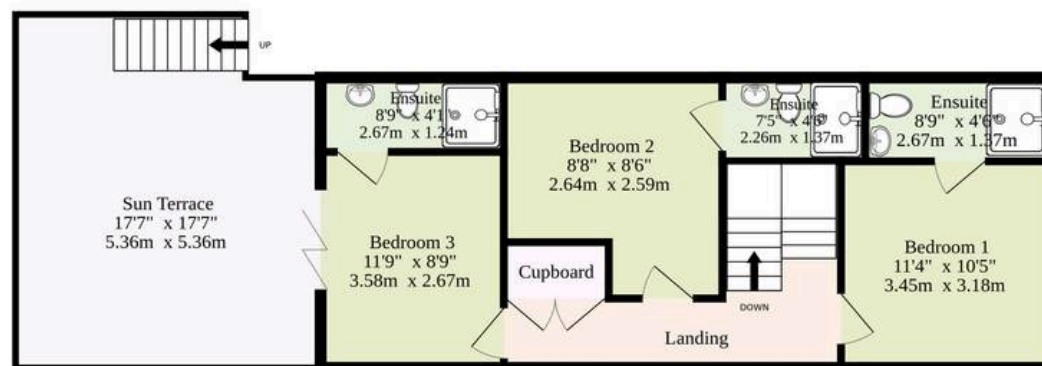
Council Tax Band-D



Ground Floor
443 sq.ft. (41.2 sq.m.) approx.



1st Floor
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

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.
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