



## Honeysuckle Cottage Black Street, Winterton-On-Sea - NR29 4AP

£350,000 Freehold

Enjoying a peaceful coastal setting in a popular village, this well-presented three-bedroom semi-detached home offers a generous open-plan layout with a stylish modern kitchen, dining area, and bay-fronted lounge complete with a wood burner. The ground floor also includes a practical WC and useful understairs storage, while upstairs features two spacious double bedrooms, a versatile third room, and a contemporary family bathroom with a shower over the bath and built-in storage. Outside, the enclosed rear garden is private and low-maintenance, featuring a lawn, mature planting, and a separate patio seating area. There is an enclosed front garden, and off-road parking provided by driveway and garage with direct access to the rear garden, making this an ideal choice as a holiday let or permanent home.



## Location

Black Street in Winterton-on-Sea offers a peaceful coastal setting just moments from the village's sandy beach and scenic dunes, part of a protected nature reserve. The area is known for its wildlife, including a resident seal colony, making it a popular spot for coastal walks and nature lovers. The village itself provides a charming selection of local amenities, including a popular pub, tea rooms, a post office, and a village shop. A strong sense of community runs through the village, with seasonal events and gatherings held throughout the year. Well-connected yet tucked away, Winterton is within easy reach of nearby towns such as Great Yarmouth and Norwich, offering a balance of quiet village life with access to broader services and transport links.

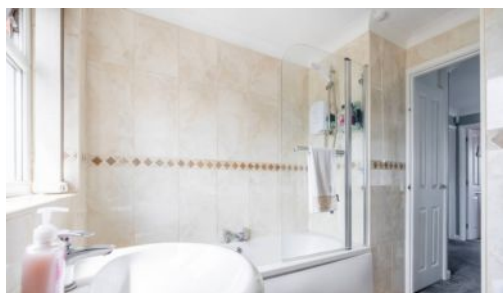


## Agents notes

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

Heating system- Oil Central Heating

Council Tax Band- B





### Black Street, Winterton-On-Sea

Step through the front door into a bright and welcoming entrance hall, where natural light and stylish tiled flooring create a fresh first impression. To one side, there's a practical ground-floor WC, and neatly tucked beneath the stairs is a useful storage cupboard, perfect for coats, shoes, or cleaning essentials. The wood-effect flooring begins here and flows effortlessly into the heart of the home.

The kitchen is a well-designed and functional space, fitted with crisp white units, warm wood-effect worktops and finished with inset ceiling lights for a clean, modern look. There's plumbing in place for a dishwasher, and a freestanding electric oven with hob and extractor above caters to all cooking needs. A breakfast bar provides a casual spot for morning coffee or relaxed meals, while the open-plan layout makes it easy to stay connected with others as you cook.

From the kitchen, the layout opens into a stylish dining area where pendant lighting adds character and warmth. This space feels open yet defined, ideal for hosting or everyday family life. French doors invite you out to the garden and also allow plenty of natural light in. The dining area flows through to the generous lounge, where a bay window frames the front garden and a wood burner, set beneath a solid wood floating shelf, brings warmth and charm to the space. This room is both comfortable and elegant, perfect for relaxing evenings or entertaining guests.

Upstairs, the home offers three well-proportioned bedrooms. Two are spacious doubles with room for freestanding furniture, while the third is smaller but versatile, ideal as a nursery or home office. All the bedrooms enjoy carpet underfoot and plenty of natural light, creating a calm and restful feel. The landing includes a built-in storage cupboard, adding to the home's practical appeal.

The family bathroom has been finished to a contemporary standard, fully tiled and fitted with a panelled bath and shower over. A second built-in cupboard offers useful additional storage, keeping the space neat and uncluttered.

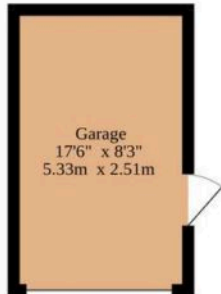
Outside, the rear garden is fully enclosed and designed for low maintenance. It features a neat lawn with mature planting along the borders and a separate patio seating area, ideal for enjoying the afternoon sun or dining outdoors.

A rear gate allows easy access, and the garage opens directly into the garden, offering a practical space for storage or hobbies. Parking is set to the back of the property, where the driveway and garage provide a discreet and convenient solution without impacting the home's frontage.

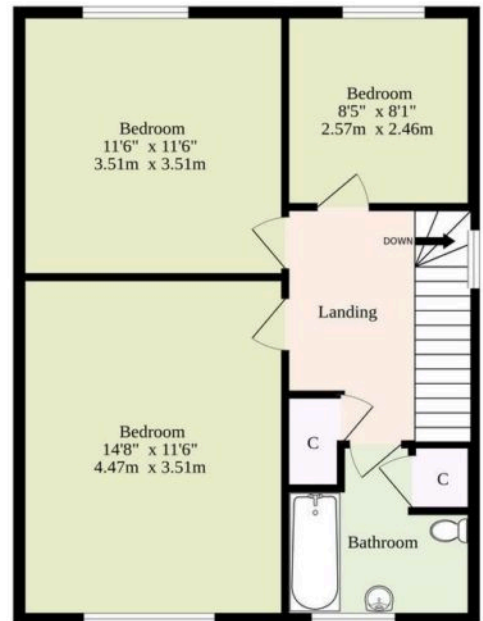
At the front, the property is set behind an enclosed garden with established shrubs that add privacy and kerb appeal.



Ground Floor  
471 sq.ft. (43.8 sq.m.) approx.



1st Floor  
375 sq.ft. (34.8 sq.m.) approx.



Sqft Excludes Hall, Wc, Landing And Bathroom

TOTAL FLOOR AREA : 1022sq.ft. (94.9 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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