



25 The Cobbleways, Winterton-On-Sea

Great Yarmouth



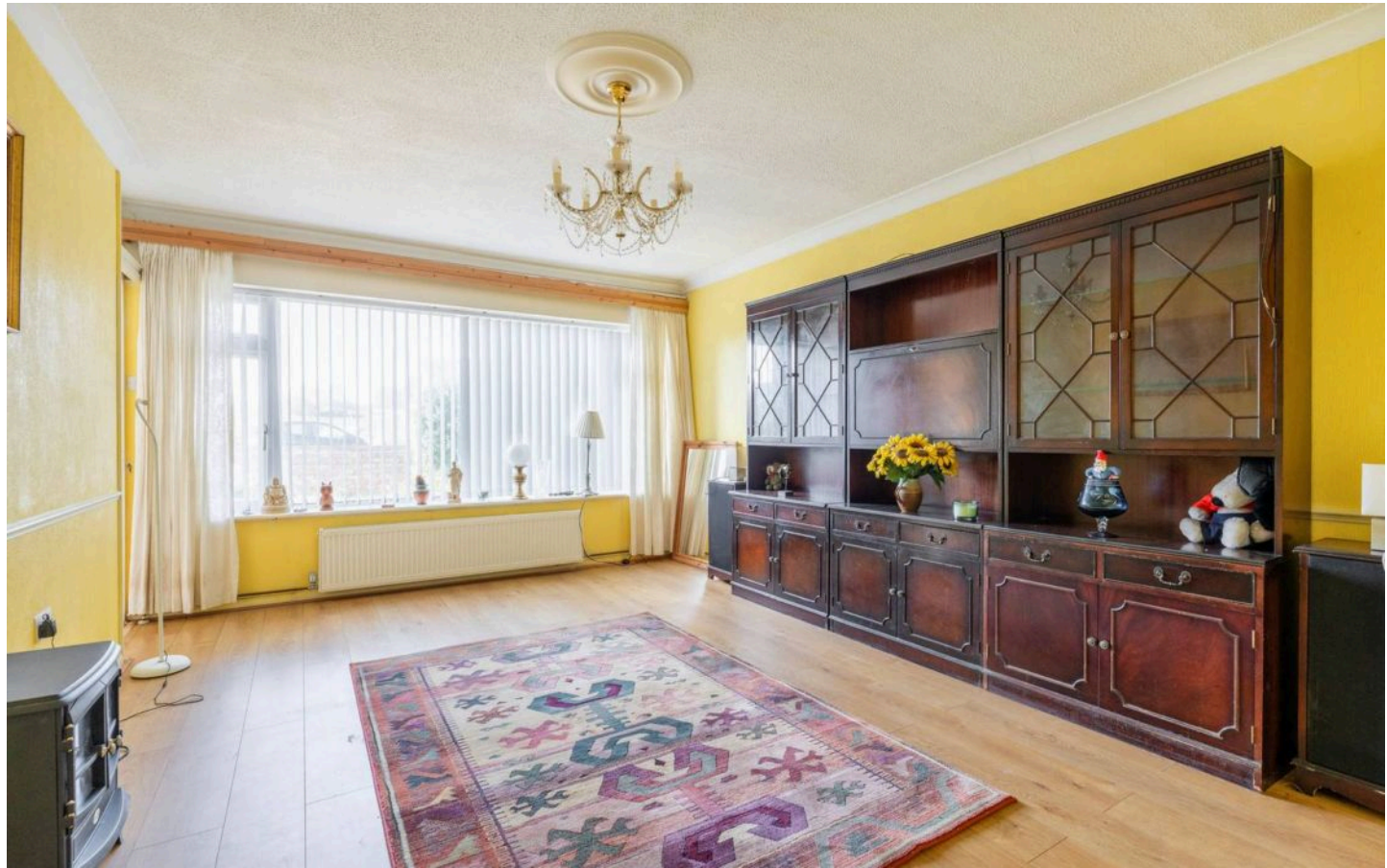
Minors & Brady

25 The Cobbleways

Winterton-On-Sea, Great Yarmouth

Just moments from the stunning Norfolk coastline, this chain-free detached bungalow in the peaceful village of Winterton-On-Sea offers coastal charm and easy living. Set on a generous corner plot within a quiet cul-de-sac, the home provides spacious, single-level accommodation ideal for downsizers or those seeking a relaxed lifestyle by the sea. Inside, you'll find a bright sitting room, a well-equipped kitchen/dining area, three comfortable bedrooms, and ample storage throughout. Outside, enjoy beautifully maintained gardens with mature trees and an apple tree, a private driveway with space for multiple vehicles, and a garage. A rare opportunity to embrace coastal living in a sought-after village setting.

- Chain free
- Detached bungalow positioned on a large corner plot, down a quiet cul-de-sac in the Norfolk village of Winterton-On-Sea
- Perfect choice for someone looking to downsize, or if you require a single-level layout
- Moments away from the scenic coastline
- Spacious sitting room with a large window, inviting relaxation and entertaining
- Kitchen/dining room fitted with a range of cabinetry, an integrated oven, a ceramic hob and areas for your own appliances
- Three bedrooms offering comfort and privacy, alongside a bathroom suite
- A private, maintained garden featuring areas for seating arrangements, a laid to lawn, established beds and mature trees
- A paved driveway providing off-road parking for multiple vehicles and a garage for storage options





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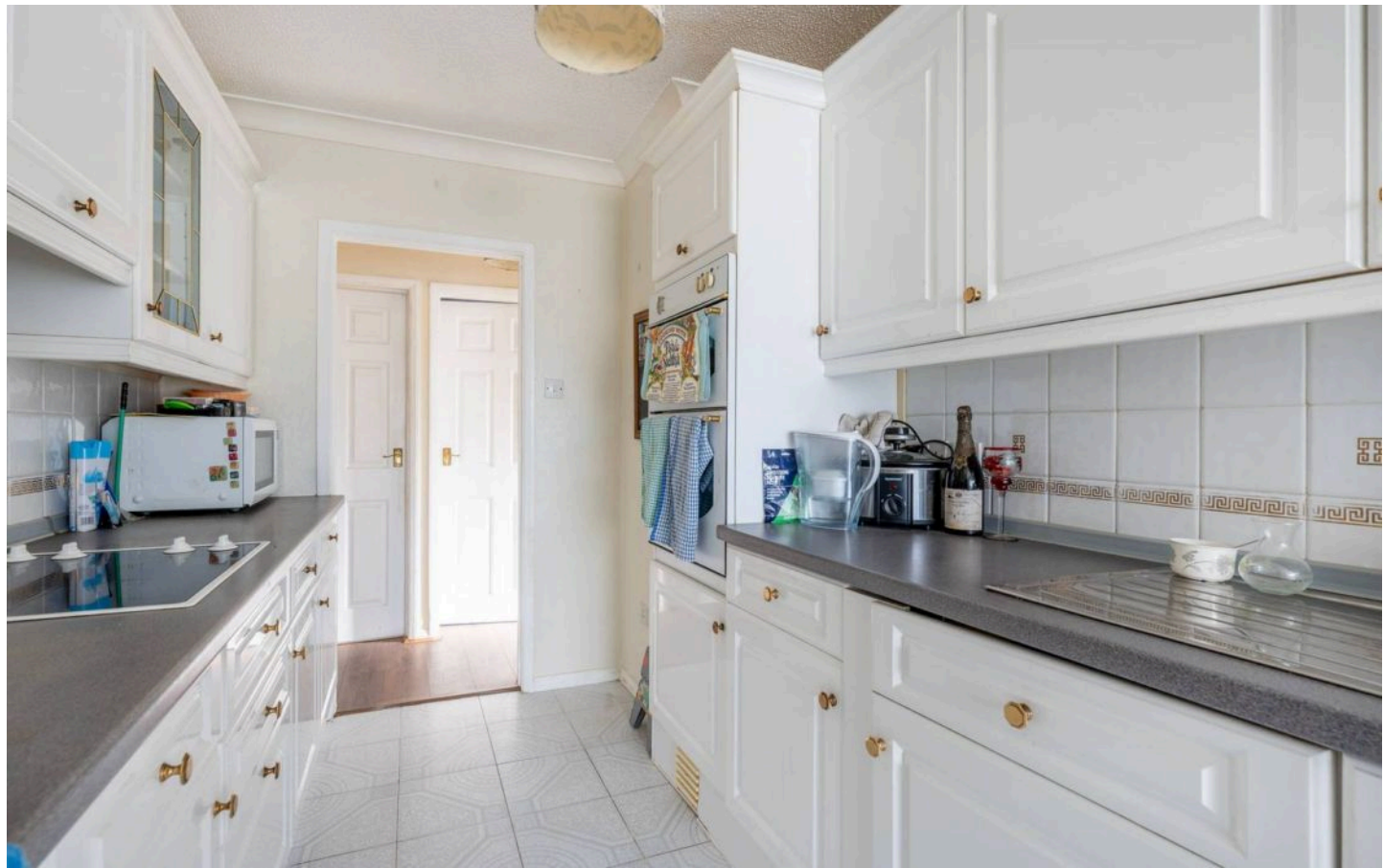
Location

The Cobbleways is set in the coastal village of Winterton-on-Sea, a quiet community on the Norfolk coast about 10 miles north of Great Yarmouth. The area is known for its long sandy beach and coastal footpaths, which are part of the Norfolk Coast Area of Outstanding Natural Beauty.

The village has a convenience store, a post office, and The Fisherman's Return, a well-used local pub that also serves food. There is a small café near the dunes and a fish and chip shop close to the village centre. For larger supermarkets, retail options, and leisure facilities, Great Yarmouth can be reached in around 20 minutes by car.

Winterton Primary School and Nursery is within the village, while Flegg High Ormiston Academy in Martham provides secondary education about three miles away. Hemsby Medical Centre and Martham Health Centre are the nearest GP practices, and James Paget University Hospital in Gorleston offers full hospital services roughly 25 minutes away.

Bus services link Winterton-on-Sea with neighbouring villages, Great Yarmouth, and Norwich. The nearest train station is in Great Yarmouth, offering regular connections to Norwich, where onward travel to London and other major cities is available. Road access is via the A149 and A47, providing straightforward routes across the region.



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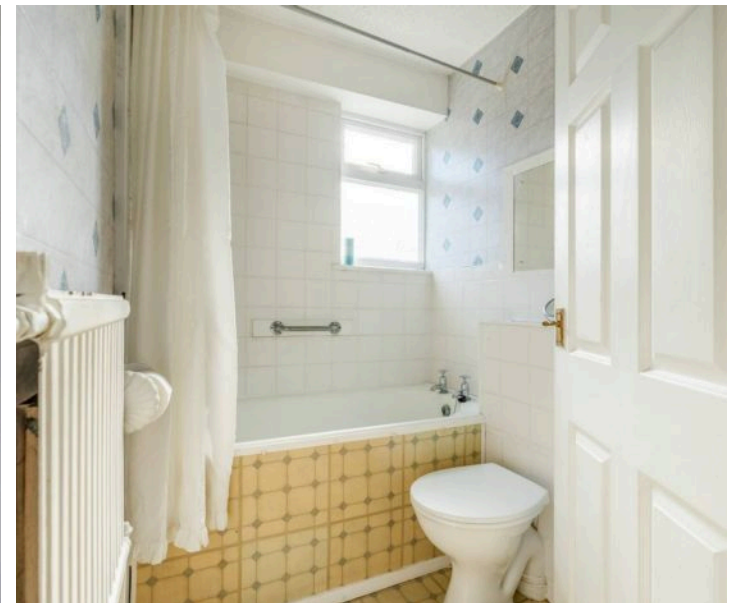
Positioned on a large corner plot, the home enjoys a sense of privacy and space, with a well-maintained frontage adorned with colourful shrubbery. Inside, a spacious sitting room welcomes you with a large picture window that floods the space with natural light, perfect for relaxing afternoons or gathering with family and friends. The kitchen/dining room is thoughtfully designed, featuring a range of cabinetry, an integrated oven, a ceramic hob, and designated areas for your own appliances. It's a functional yet inviting space, ideal for everyday meals or weekend entertaining.

There are three comfortable bedrooms, each offering peace and privacy. One enjoys French doors leading directly to the garden, creating a lovely indoor-outdoor connection. The home also includes a classic three-piece bathroom suite, a separate WC, and ample built-in storage throughout.

Outside, the private garden is beautifully maintained, with seating areas, a lawn, mature trees, established planting beds, and even an apple tree. It's the perfect setting for summer dining or simply enjoying the fresh coastal air. To the front, a paved driveway provides generous off-road parking for multiple vehicles, accompanied by a garage offering additional storage or workshop potential.

This chain-free bungalow combines a serene setting with proximity to the sea, a rare opportunity to embrace an easy-going coastal lifestyle in one of Norfolk's most desirable seaside villages.

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Ground Floor
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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 not 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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Senior Property Consultant



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