



5 The Cobbleways, Winterton-On-Sea

Great Yarmouth



in Region of £300,000  
Minors & Brady

## 5 The Cobbleways

### Winterton-On-Sea, Great Yarmouth

A semi-detached bungalow in Winterton-on-Sea. A welcoming entrance hall leads into a spacious sitting room with a traditional fireplace, while the kitchen provides a practical layout with fitted cabinetry, an oven and space for your own appliances, offering exciting scope for modernisation. The light-filled conservatory extends the living space and overlooks the private rear garden, which features a neat lawn, raised seating area, storage shed and picturesque views of the village church. Three well-proportioned bedrooms and a family bathroom ensure comfortable everyday living, and outside, a gated paved driveway offers generous parking leading to a detached garage for further storage. With the added benefit of energy-efficient solar panels, this property presents a rare opportunity to enjoy a peaceful, well-connected lifestyle in one of Norfolk's most charming coastal communities.

- Chain free
- Semi-detached bungalow located in the coastal village of Winterton-On-Sea
- Spacious sitting room with a traditional fireplace, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an oven and spaces for your own appliances, ready to be modernised
- Light-filled conservatory that extends the reception space, offering views of the garden
- Three bedrooms and a bathroom
- A private, maintained garden featuring a laid to lawn, a raised seating area, a storage shed and views of the village church
- A gated paved driveway providing off-road parking for multiple vehicles, leading to a detached garage for storage options
- Energy efficient solar panels





M&B

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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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### Location

The Cobbleways sits within the heart of Winterton-on-Sea, a small coastal village on Norfolk's eastern edge, only a short walk from the wide sandy beach and the natural dune system that stretches along the shoreline. The village has day-to-day essentials close by, including a convenience shop, a pub, a café and a post office, all centred around the traditional streets near the church. Bus routes link Winterton with Great Yarmouth and the city of Norwich, offering access to larger supermarkets, rail connections and broader services, while nearby villages such as Hemsby, Somerton and Horsey are only minutes away by car. Life here is shaped by the landscape, with quiet lanes, open fields behind the village, and an easy connection to the coast, making it well suited to anyone wanting a slower, outdoors-focused setting without losing access to practical amenities and transport links.

**The Cobbleways**



Ground Floor  
1302 sq.ft. (121.0 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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Senior Property Consultant



Meet *James*  
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Meet *Lauren*  
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