



7 Winner Avenue, Winterton-On-Sea
£450,000

7 Winmer Avenue

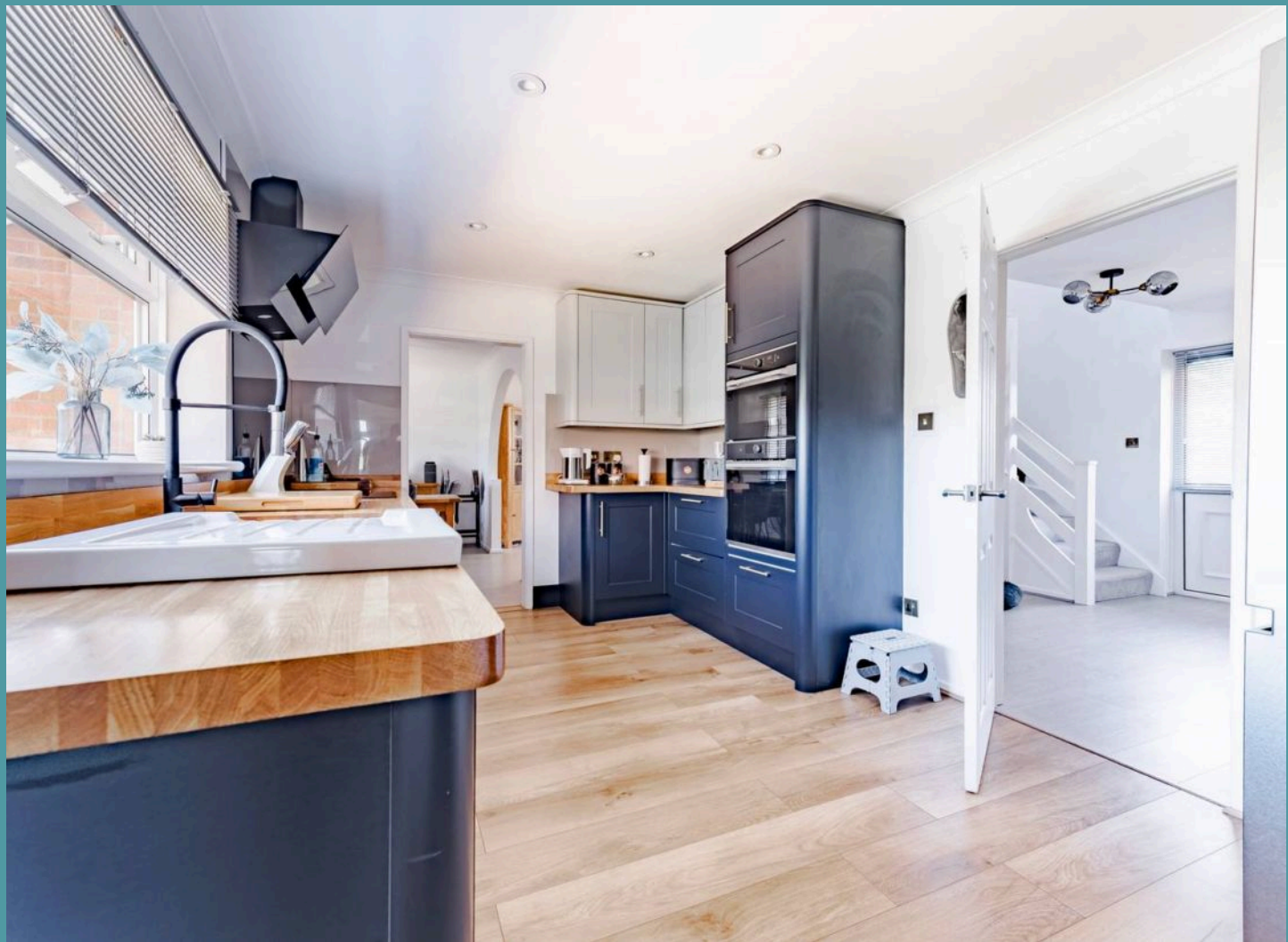
Winterton-On-Sea, Great Yarmouth

Placed in Winterton-on-Sea, this family home boasts an impressive in-and-out driveway and charming kerb appeal. Inside, a spacious entrance hallway leads to a beautifully updated kitchen with rich cabinetry, a Belfast sink, and wooden surfaces, complemented by a matching utility room. The large dual-aspect sitting room, featuring a new log burner, flows seamlessly into the stylish dining area, while an integral garage adds practicality. Upstairs, four well-sized bedrooms and a modern four-piece bathroom suite provide comfort and versatility. Outside, the enclosed garden offers a sheltered pergola/gazebo, lawn, raised beds and a newly laid patio, creating an inviting space for year-round enjoyment.

The Location

Winterton-on-Sea is a coastal village located in Norfolk, England, on the North Sea coast. Situated about 10 miles northeast of Great Yarmouth, Winterton-on-Sea lies within the East Norfolk district. It is known for its long sandy beach, part of the Norfolk Coast Area of Outstanding Natural Beauty. The village has a rich history, with evidence of settlement dating back to medieval times.

It is a popular destination for tourists, particularly those interested in birdwatching, as the nearby Winterton Dunes are home to a wide variety of wildlife. The village also features a local primary school, a few pubs, and various small shops, serving both residents and visitors. Winterton-on-Sea enjoys a tranquil, rural atmosphere while being close enough to larger towns for convenient access to amenities.





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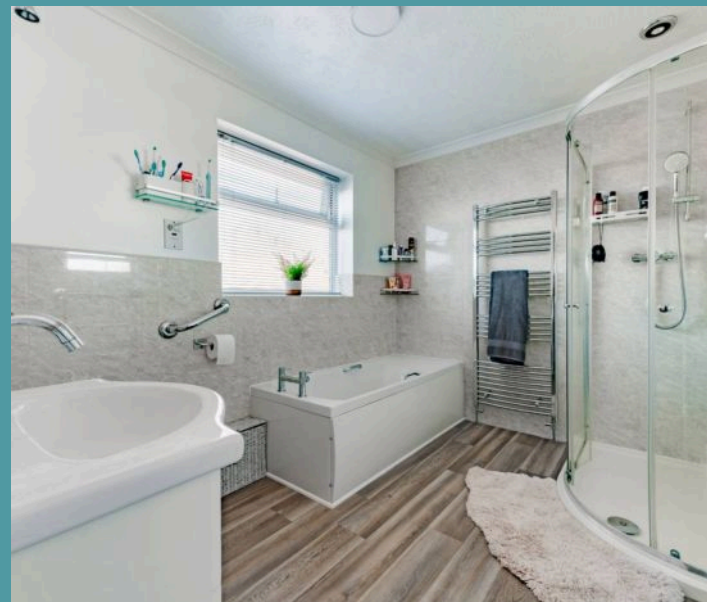
Winterton-On-Sea, Great Yarmouth

Winmer Avenue

Approaching this impressive family home in Winterton-on-Sea, you're greeted by a generous in-and-out driveway, providing ample space for multiple vehicles. The home's charming exterior and inviting presence immediately set the tone for what lies within. Step through the front door into a spacious entrance hallway, where a staircase leads to the upper floor. Practicality meets style here, with a dedicated boiler cupboard housing a brand-new unit and a convenient ground-floor WC. Throughout the home, new flooring enhances the fresh and modern feel.

The heart of the home is the beautifully updated kitchen, designed with a timeless aesthetic. Richly coloured cabinetry pairs elegantly with wooden surfaces, while a classic Belfast sink adds character to the space. This thoughtful design extends into the utility room, offering seamless continuity.

A large, dual-aspect sitting room provides a warm and welcoming space to unwind, complete with a newly installed log burner for those cosy evenings. Flowing effortlessly into the dining room, this area is ideal for hosting, boasting a stylish look that complements the home's overall appeal. An integral garage offers additional practicality, perfect for storage or vehicle access.





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Upstairs, the home continues to impress with four well-proportioned bedrooms, each offering comfort and versatility for a growing family. The four-piece bathroom suite caters to household needs, providing convenience.

Stepping outside, the garden is a true extension of the home, thoughtfully designed for enjoyment in all seasons. A sheltered pergola/gazebo area invites year-round use, while mature bushes create a natural, enclosed setting. A well-maintained lawn, raised beds with bordering shrubs, and a newly laid patio offer the perfect balance of greenery and entertaining space. With wrap-around access and a blend of hard and soft landscaping, this outdoor area is both practical and picturesque, completing the home's exceptional offering.

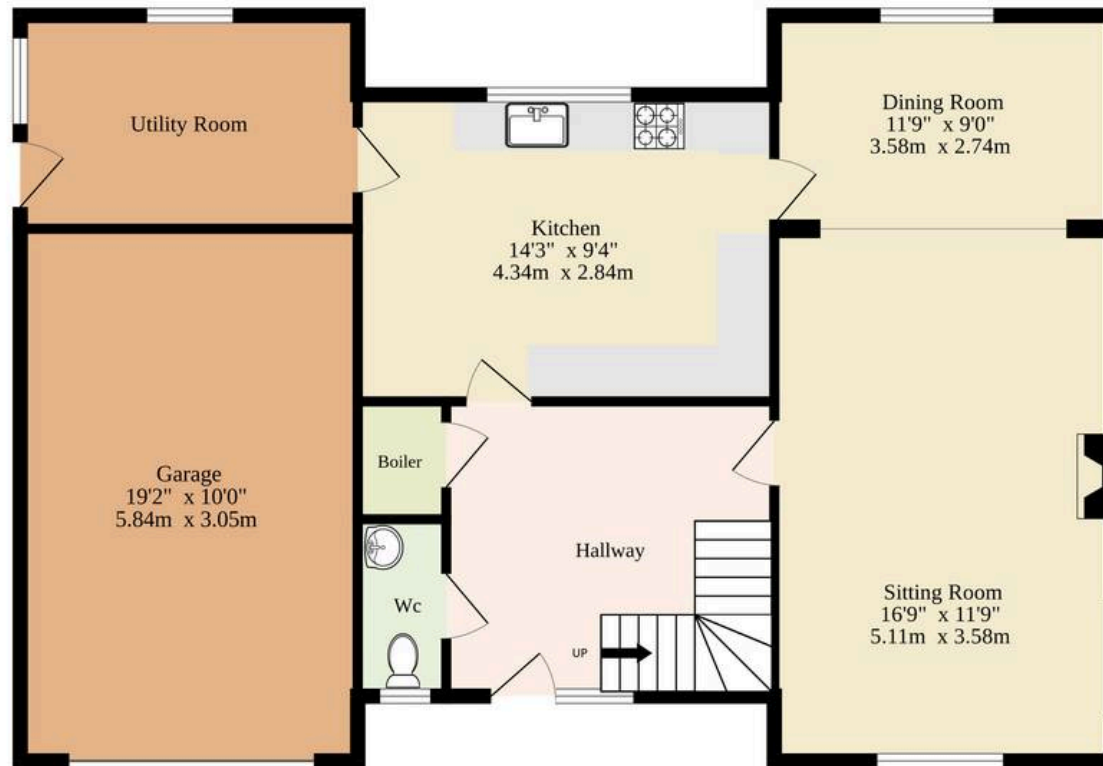
Agents Note

Sold Freehold

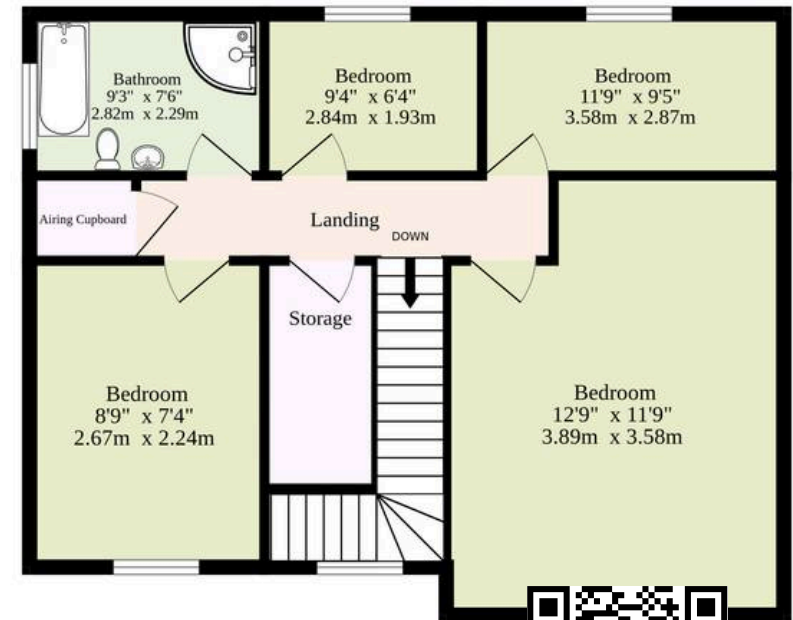
Connected to oil-fired heating - alongside remaining mains services



Ground Floor
847 sq.ft. (78.7 sq.m.) approx.



1st Floor
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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