



Roseview The Lane, Winterton-On-Sea

Great Yarmouth



Minors & Brady

Roseview The Lane

Winterton-On-Sea, Great Yarmouth

Offered chain free, this charming detached home in Winterton-On-Sea presents a wonderful opportunity to enjoy comfortable, versatile living in a peaceful coastal village. With three bedrooms, a bright open-plan kitchen and dining area, and a welcoming living room with a traditional fireplace, the property blends practicality with relaxed, everyday comfort. A low-maintenance garden with a decked terrace provides an inviting outdoor space for dining or unwinding, while a driveway and garage offer convenient off-road parking and storage. Ideal for first-time buyers, families, or investors, this home is ready to move into and perfectly suited to village life with nearby amenities, scenic walks, and easy access to the coast.

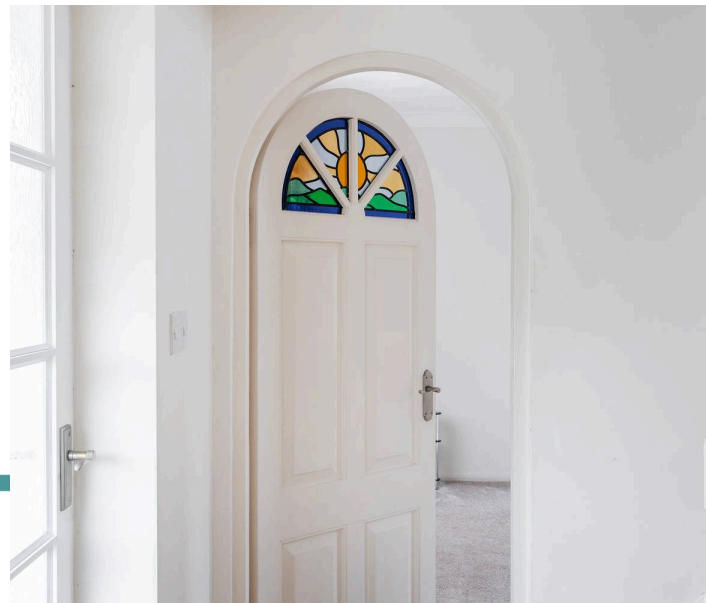
Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil heating system.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



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Winterton-On-Sea

The Lane is a quiet, predominantly residential street situated in Winterton-on-Sea, a small coastal village in Norfolk. The street sits against the backdrop of sandy beaches and the expansive Winterton Dunes, which are part of the Norfolk Coast Area of Outstanding Natural Beauty. The setting is rural yet accessible, with open countryside and nature reserves nearby, providing a strong sense of space and tranquillity.

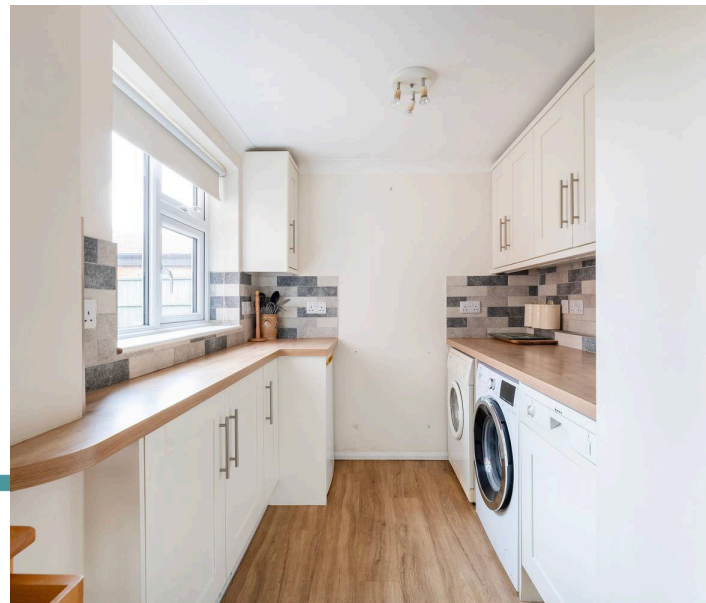
For day-to-day needs, the village has a handful of local amenities within walking distance. These include a small general store and post office, a pub, a tea room, and a fish-and-chip takeaway, providing essentials without the need to leave the village. For a wider selection of shops or supermarkets, Great Yarmouth, about 8 miles south, is the nearest town and is easily reached by car.

Families would find Winterton Primary School & Nursery the closest option for early years and primary education. Secondary education requires travel to surrounding towns, with Great Yarmouth schools serving the nearest catchment area.

Transport links are limited but practical for a rural village. There is a local bus service connecting Winterton to Great Yarmouth and nearby villages, while private car travel is generally the most convenient. The nearest railway station is in Great Yarmouth, providing onward connections to larger towns and cities.

The lifestyle here is defined by proximity to the coast and countryside. Residents benefit from easy access to long beach walks, dune landscapes, and seasonal wildlife, making it ideal for those who value nature, quiet surroundings, and a small-community feel. The Lane offers a sense of seclusion without being completely isolated, balancing rural living with enough local amenities for everyday convenience.

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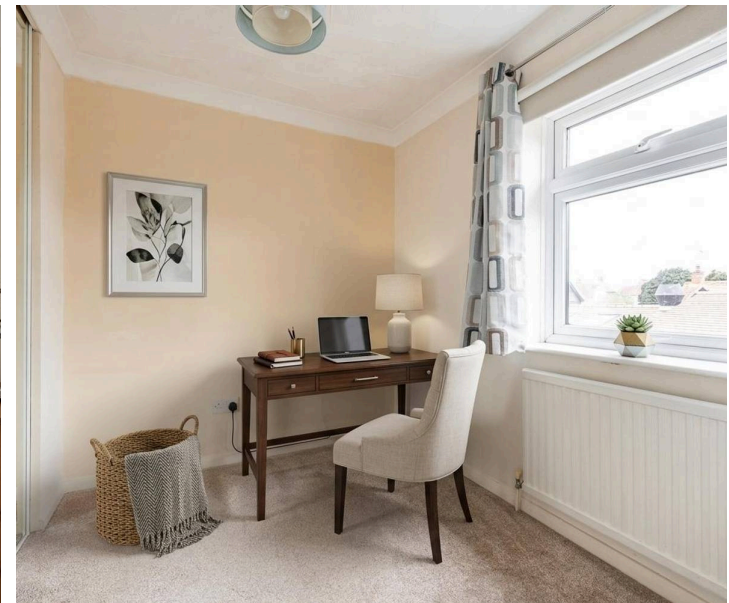
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Winterton-On-Sea, Great Yarmouth

This well-proportioned detached home offers a comfortable and versatile living environment, ideal for first-time buyers, families, or investors. Set within a quiet and welcoming village, the property presents spacious and flexible accommodation arranged over a single floor, with a thoughtfully designed layout that offers practicality and contemporary comfort. Offered chain free and in turn-key condition, it provides an effortless move-in opportunity.

The home is approached via a porch entrance, providing a bright and practical area for coats, shoes, and everyday essentials. The heart of the property is the open-plan kitchen and dining room, which offers an effortless flow for everyday living and entertaining. The kitchen is fitted with contemporary units, an integrated oven, a sink with drainer, and generous work surfaces, with space for your own appliances. A useful under-stairs storage cupboard adds practicality, while a conveniently located utility room provides additional storage, plumbing for washing appliances, and an integrated dishwasher.

The spacious living room is filled with natural light and features a traditional fireplace, creating a welcoming space for relaxation or socialising. Its generous proportions allow for versatile furniture arrangements, accommodating both quiet family time and entertaining guests.



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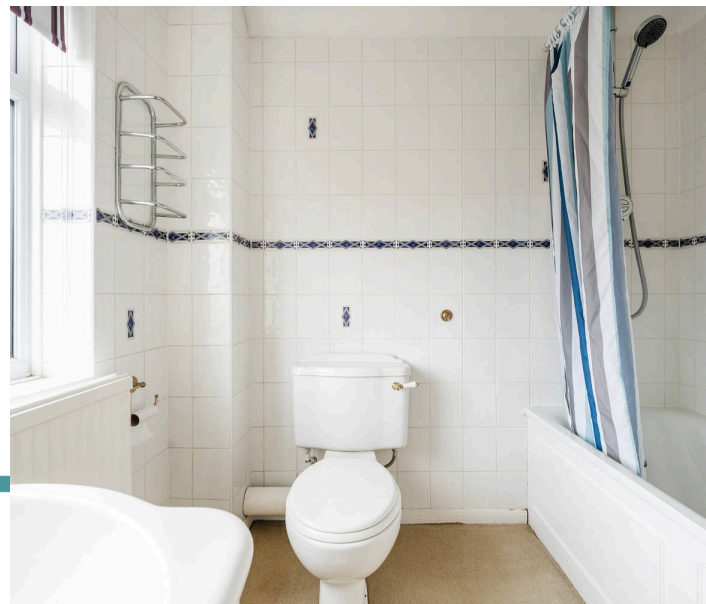
Winterton-On-Sea, Great Yarmouth

The property comprises three bedrooms, offering comfort and privacy for all occupants. Two of the bedrooms include built-in wardrobes, providing practical storage without compromising living space. The family bathroom is fitted with a three-piece suite, including a bathtub, hand wash basin, and toilet, completing the accommodation with a well-presented and functional space.

Outside, the property benefits from a private, low-maintenance garden. Predominantly paved, it is complemented by a decked terrace, ideal for outdoor seating and dining. The garden offers a versatile outdoor area that requires minimal upkeep, while still providing a pleasant space to enjoy the fresh air and sunshine.

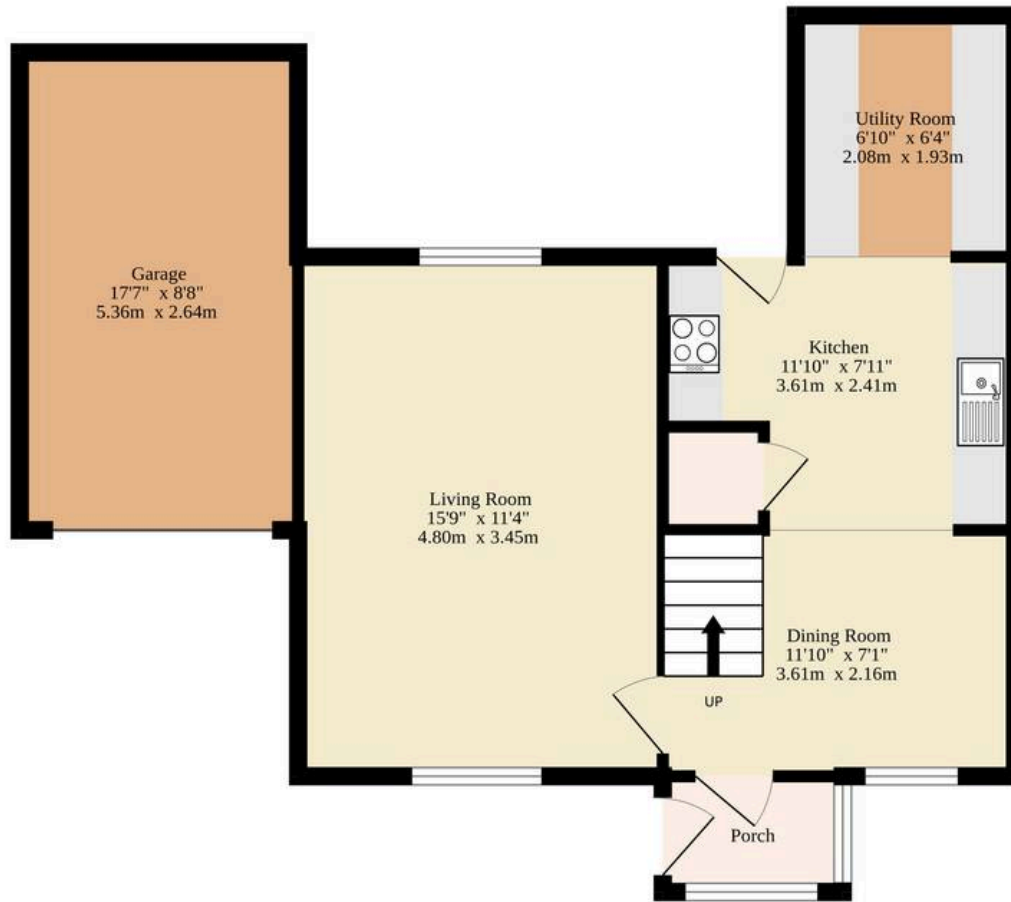
To the front, a paved driveway provides off-road parking, while the garage offers secure storage or potential workshop space.

This detached home presents a rare opportunity in Winterton-On-Sea to acquire a property that combines immediate comfort with long-term practicality, set within a sought-after village location.

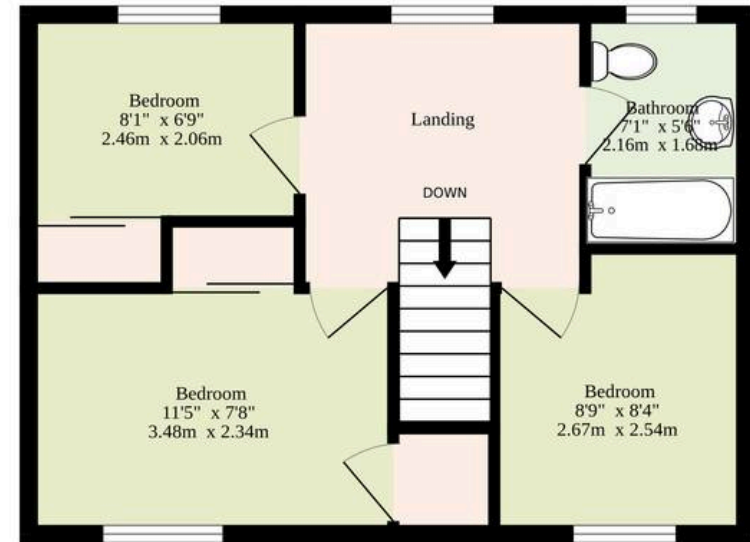


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Ground Floor
547 sq.ft. (50.8 sq.m.) approx.



1st Floor
326 sq.ft. (30.3 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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