



Calgarin Beach Road, Winterton-On-Sea

Great Yarmouth



Minors & Brady

Calgarin Beach Road

Winterton-On-Sea, Great Yarmouth

Positioned within the highly regarded coastal village of Winterton-on-Sea, this detached bungalow offers a generous and well-arranged layout, combined with a number of thoughtful upgrades that enhance both comfort and efficiency. The property has been fully re-insulated throughout, including the exterior walls, floors and ceilings, resulting in a home that feels notably warm and energy efficient across all seasons.

Its adaptable single-storey layout, along with the additional potential available within the loft space, makes it a strong option for those looking for a long-term home that can evolve with their needs, whether through simple reconfiguration or future expansion.



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- Guide price: £300,000 - £325,000
- Detached bungalow positioned in the sought after coastal village of Winterton on Sea
- Spacious and well arranged layout offering flexible accommodation across a single level
- Generous sitting room leading through to a separate dining area
- Feature brick built fireplace with inset wood burning stove creating a focal point within the living space
- Conservatory providing additional reception space with views over the garden
- Three well proportioned bedrooms offering versatility for family, guests or home working
- Fully reinsulated throughout, including exterior walls, floors and ceilings for improved efficiency
- Loft space offering potential for conversion, subject to the necessary consents
- Private garden space ideal for outdoor seating and enjoyment

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

M&B



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Location

Located in the coastal village of Winterton-on-Sea, Beach Road offers a setting just moments from the shoreline and surrounding dune landscape. Winterton-on-Sea is known for its wide sandy beach, nature reserves, and quiet village atmosphere, with amenities including a village shop, tea rooms, and a traditional pub. The area is particularly popular for walking, with access to scenic coastal paths and nearby conservation areas.

The village is well positioned for access to Great Yarmouth and Hemsby, where a wider range of supermarkets, leisure facilities, and services can be found. With its strong coastal character and access to open countryside, this location provides a peaceful setting while remaining within reach of everyday essentials.

Beach Road

The accommodation is well balanced, with a central hallway providing access to the main living spaces. The sitting room is a particularly inviting area, featuring a striking brick built fireplace with an inset wood burning stove that creates a natural focal point and adds character. This space flows through to a separate dining area, allowing for both relaxed day to day living and more formal entertaining.



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The kitchen sits nearby and offers a practical layout with a range of fitted units and good worktop space, while the adjoining conservatory provides an additional reception area with a pleasant outlook over the garden.

There are three bedrooms in total, all well proportioned and offering flexibility depending on requirements, whether for family use, guests or home working. These are served by a bathroom fitted with a functional suite.

Externally, the property benefits from private garden space, ideal for seating and enjoying the surrounding setting. The location itself places the property within easy reach of the beach and a range of scenic coastal walks, making it well suited to those looking to enjoy a quieter pace of life by the sea.

Further potential is offered via the loft space, which provides scope for conversion, subject to the necessary consents, allowing future owners the opportunity to further adapt the home to their needs.



Ground Floor

Approx. 101.0 sq. metres (1086.8 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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