



Janton Ostend Gap, Walcott

Norwich



Minors & Brady

Janton Ostend Gap

Walcott, Norwich

A truly special vantage point at the end of the garden offers glimpses of the sand and sea, perfectly capturing the essence of coastal living. Janton is a spacious and versatile four-bedroom bungalow designed to make the most of its setting in the heart of Walcott. The home provides well-balanced accommodation, with multiple access points and flexible living spaces suited to modern family life or a coastal retreat. A generous kitchen diner filled with natural light sits alongside a welcoming sitting room, complete with log burner and French doors opening to the garden. The sizeable plot enhances the lifestyle on offer, with lawn, patio, and established planting providing privacy and space to enjoy the outdoors. With its combination of comfort, space, and seaside charm, this is a fantastic opportunity to secure a great coastal home.

- Four-bedroom bungalow set in a sought-after coastal village
- Generous gravel driveway providing ample off-road parking
- Flexible layout with separate porch access to utility room and additional bedroom
- Spacious sitting room with feature log burner and French doors to the garden
- Bright and airy kitchen diner with three windows and door for excellent natural light
- Modern kitchen with tiled and mosaic-style splashbacks and space for appliances
- Four-piece family bathroom offering both practicality and comfort
- Large garden plot with lawn, patio, and well-established shrubs
- Unique vantage point at the bottom of the garden with glimpses of the sand and sea
- A fantastic coastal home ideal for full-time living or a seaside retreat





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The Location

This home enjoys an enviable coastal position, just a short distance from the sandy shores of Walcott Beach – the perfect setting for morning walks, leisurely days by the sea, or taking in breathtaking evening sunsets. Life here embraces all the charm of the Norfolk coast, where the sound of waves and fresh sea air become part of your everyday rhythm.

The surrounding coastline is dotted with characterful villages and seaside towns. Mundesley, with its traditional promenade, golf course, and independent cafés, offers a quintessential coastal experience, while Happisburgh, famous for its historic lighthouse, provides both heritage and natural beauty. Each nearby village brings its own character, from welcoming pubs and tea rooms to picturesque cliff-top walks and family-friendly beaches.

The village of Walcott itself is warm and community-driven, centred around its village hall and local shop that cater to day-to-day needs. Seasonal fish and chips, coastal pubs, and local events add to the vibrant seaside atmosphere, making it a location where residents and visitors alike feel at home.

For a broader range of amenities, the thriving market town of North Walsham is just a short drive inland. Here you'll find supermarkets, independent retailers, schools, healthcare facilities, and train services connecting to Norwich and beyond.



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Janton is a superb four-bedroom bungalow set within the heart of Walcott, offering a wonderful opportunity to enjoy coastal living just moments from the shoreline. This charming home combines generous accommodation with a relaxed seaside feel.

The property is approached via a large gravel driveway, providing ample off-road parking and a welcoming first impression. A useful porch entrance offers access to both a practical utility room and one of the bedrooms, ideal for flexible living arrangements such as guest accommodation or a home office. From here, a separate main entrance leads into a central hallway, forming the hub of the home and connecting the principal living spaces.

The sitting room is a particularly inviting space, complete with a feature log burner that creates a cosy atmosphere during cooler months, while French doors open out onto the garden, allowing for effortless indoor-outdoor living. The kitchen diner is generously proportioned and thoughtfully designed, featuring a modern fitted kitchen with a mix of tiled and mosaic-style splashbacks, ample worktop space and room for appliances.

With three windows and a door, this room is flooded with natural light, making it a bright and sociable space for everyday living and entertaining. Spotlights across the core living areas add a contemporary finish.



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The bungalow continues to impress with three further well-proportioned bedrooms, all offering versatility for family life or hosting guests. A well-appointed four-piece bathroom suite completes the internal accommodation, providing both practicality and comfort. Externally, Janton sits on a substantial garden plot, mainly laid to lawn with a patio area perfect for al fresco dining, alongside a variety of established shrubs that add interest and privacy.

At the far end of the garden, there is a truly special vantage point where you can catch glimpses of the sand and sea, reinforcing the home's wonderful coastal setting.

Offering generous space, flexible accommodation, and a fantastic location close to the coast, Janton presents a rare opportunity to acquire a great coastal home in this ever-popular village.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Walcott is a coastal village and, as such, may be subject to coastal erosion risk over time. Prospective purchasers are advised to carry out their own due diligence and seek appropriate professional advice regarding coastal management policies and any potential long-term impact on the property.

Buyers should also be aware that coastal erosion risk may affect the availability and terms of mortgage lending, and are encouraged to consult with lenders or financial advisors at an early stage.



Ground Floor

Approx. 106.7 sq. metres (1148.5 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 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*.



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Minors & Brady
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