



9 The Cobbleways, Winterton-On-Sea

Great Yarmouth

Minors & Brady



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Winterton-On-Sea, Great Yarmouth

A lifestyle-led opportunity in Winterton-on-Sea, this detached bungalow is perfectly placed on a generous corner plot and offers an easy, comfortable way of living from the moment you arrive. With a bright living room featuring a brand-new fireplace, a practical kitchen/breakfast room, three versatile bedrooms, including an en-suite and a garden-opening dressing room, plus a contemporary family shower room and a recently installed boiler, the home is designed for ease and everyday comfort. Outside, a private garden with patio and established planting sits alongside a shingle driveway and garage, creating a setting that supports relaxed routines, outdoor enjoyment and a home you can shape to suit your own way of living.



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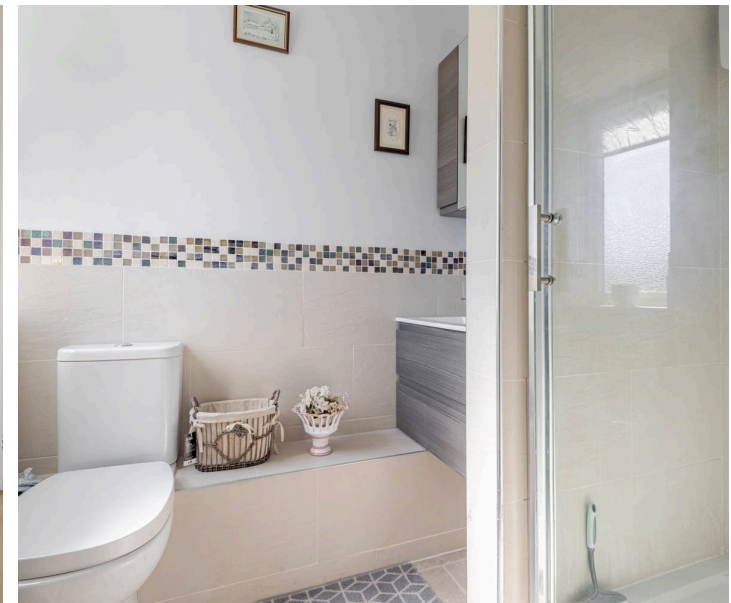


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- Proudly positioned on a generous-size corner plot within the coastal village of Winterton-On-Sea, lies this detached bungalow that offers views of the local church
- Brand-new boiler installed 2-years ago!
- Well-presented interior that can easily adapt to your own lifestyle preferences and interior style
- Spacious, light-filled living room accentuated by a brand-new fireplace and a large front-facing window
- Kitchen/breakfast room fitted with cabinetry, an integrated oven, a fridge/freezer and plumbing for a washing machine
- Three comfortable bedrooms, one of which is a dressing room with French doors out to the garden
- One bedroom benefits from a private en-suite, as well as a brand-new family shower room for the remaining bedrooms
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn and established beds
- A shingle driveway providing off-road parking for multiple vehicles, leading down to a single garage with electrics
- Quiet, village setting with easy access to essential amenities



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Winterton-On-Sea

The Cobbleways sits in a quiet pocket of Winterton-on-Sea, a coastal village shaped by its dunes, open skies and easy access to the beach. The setting feels spacious and outdoors-oriented, with the Winterton Dunes Nature Reserve forming a natural buffer around the village and giving residents direct access to walking routes, wildlife and year-round sea views.

In the centre of Winterton you'll find Loomes Stores for everyday essentials, a post office, The Fisherman's Return pub, and small cafés including the Dunes Café overlooking the beach. The village keeps things simple but practical, with most amenities reachable on foot.

Surrounding villages, Hemsby, Martham, Scratby, Ormesby St Margaret and Somerton, add more shops, pubs and services within a short drive. For larger town amenities, Great Yarmouth sits roughly nine miles south, offering supermarkets, leisure centres and entertainment, while Norwich provides full city facilities about 23 miles away.

Closest full-size supermarkets include Tesco and Co-op in Martham, plus Asda, Lidl, Aldi and Tesco Extra in Great Yarmouth.

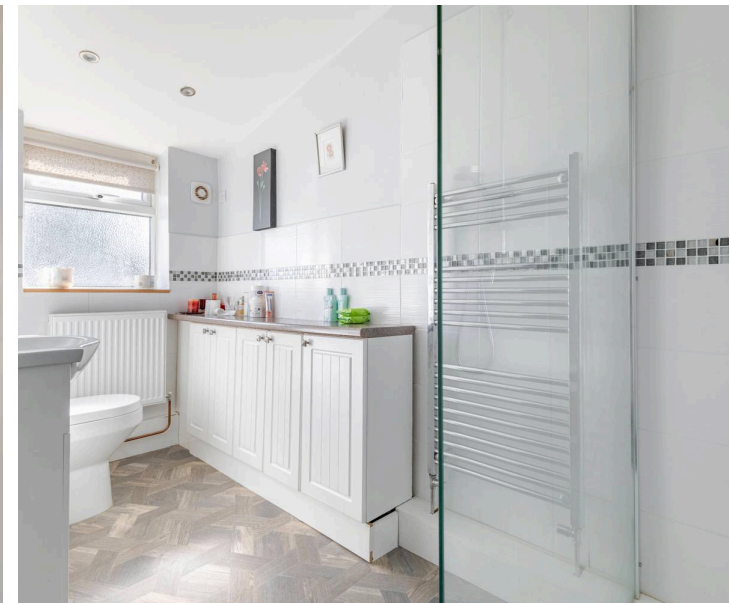
Schools are straightforward: Winterton Primary School is within the village, with Ormesby Village Infant and Junior Schools, Martham Academy & Nursery and Hemsby Primary all close by and rated Good.

Transport links are rural but reliable: local buses connect Winterton to Hemsby, Martham and Great Yarmouth, where rail services run to Norwich and onward to national routes.

Lifestyle here leans toward calm, coastal living, morning walks through the dunes, quiet evenings in the village pub, and easy access to neighbouring communities when you want more choice. It's a grounded, practical location with a strong sense of place.

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A lifestyle-led opportunity in Winterton-on-Sea, this detached bungalow is perfectly placed on a generous corner plot and offers an easy, comfortable way of living from the moment you



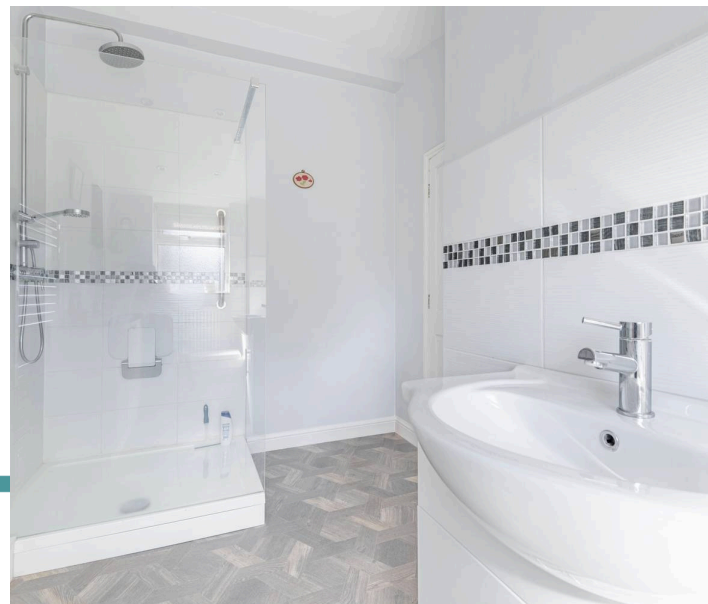
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A detached bungalow set within a generous corner plot in the coastal village of Winterton-on-Sea offers a lifestyle shaped by sea air, village charm and a home that feels immediately welcoming. Its position is quietly appealing, enjoying a view towards the village church and sitting within easy reach of the dunes and beach that define this part of Norfolk.

The interior is well-presented and ready to adapt to your own tastes, with a layout that feels calm, bright and easy to settle into. At the heart of the home is a spacious living room, filled with natural light from its wide front-facing window and centred around a brand-new fireplace that brings warmth and character. The kitchen/breakfast room provides fitted cabinetry, an integrated oven and fridge/freezer, along with plumbing for a washing machine, a practical everyday space with room to shape to your own routine.

Three comfortable bedrooms offer flexibility for guests or home working. One is arranged as a dressing room, complete with French doors opening directly to the garden, while another benefits from its own private en-suite shower room. A recently updated family shower room serves the remaining bedrooms, finished with a modern suite and a fresh, contemporary feel. A brand-new boiler installed two years ago adds further reassurance for future owners.



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Outside, the garden is a private and well-kept space, with a patio for outdoor seating, a lawned area and established planting that softens the boundaries of the plot. A shingle driveway provides off-road parking for multiple vehicles and leads to a single garage, ideal for storage or hobby use.

This is a home that feels settled yet offers scope to personalise. Its position within Winterton-on-Sea, combined with its adaptable interior and attractive plot, makes it an appealing opportunity for anyone seeking a relaxed village setting close to the Norfolk coastline.


Agents Notes

Freehold

Connected to mains water, electricity and drainage.

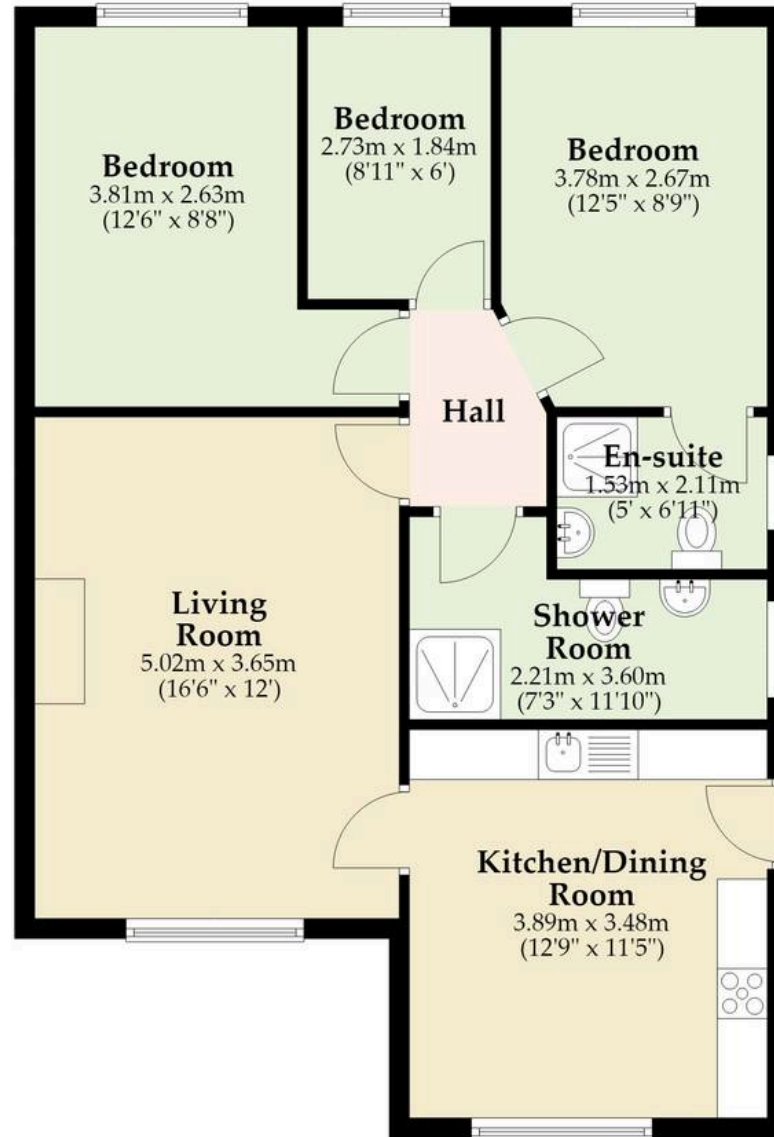
Oil central heating system.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 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.

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