



4 Prospect Place, Winterton-On-Sea

Great Yarmouth



Minors & Brady

4 Prospect Place

Winterton-On-Sea, Great Yarmouth

A home that immediately feels welcoming, this bright Winterton-on-Sea property offers a well-arranged layout designed for relaxed everyday living, with an open-plan living and dining area at its heart, a fitted kitchen and a flexible ground-floor bedroom. Upstairs, two further bedrooms include a generous principal room with ensuite, complemented by a modern family bathroom. Outside, the private rear garden provides a sheltered setting for alfresco dining, while the brick-weave driveway ensures convenient off-road parking. Set within a sought-after village with sandy beaches, wildlife and countryside walks close by, it presents a comfortable and well-presented home in a desirable coastal setting.



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- Open-plan living and dining area forming a welcoming central living space
- Fitted kitchen with units, a range oven and areas for appliances
- Three bright and well-proportioned bedrooms offering comfortable accommodation
- Principal bedroom featuring its own private ensuite for added convenience
- Flexible ground-floor double bedroom ideal for multi-generational living, additional accommodation or home-working
- Modern family bathroom complemented by an additional ground-floor shower room
- Private rear garden providing a patio for seating and a laid to lawn, suitable for outdoor leisure
- Additional paved courtyard offering further low-maintenance outside space
- Brick-weave driveway to the front for convenient off-road parking
- Positioned within the sought-after village of Winterton-on-Sea, close to sandy beaches, wildlife and scenic walking routes



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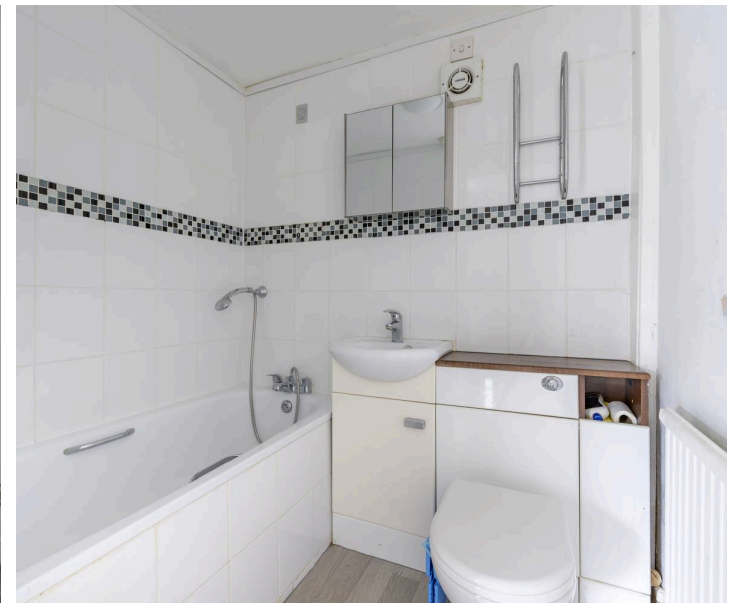
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Winterton-On-Sea

Prospect Place sits within a settled residential pocket of Winterton-on-Sea, a coastal village known for its wide dunes and open landscapes. The setting feels practical and well-connected, with Hemsby, Martham and Caister-on-Sea all close by, and Great Yarmouth a straightforward drive for larger services. Day-to-day shopping is supported by major supermarkets in Caister and Great Yarmouth, including Tesco Caister, Lidl Caister, Tesco Extra Great Yarmouth and Asda Great Yarmouth.

Schooling is easy to access, with Winterton Primary School in the village and secondary options such as Caister Academy and Flegg High Ormiston Academy in nearby Martham. Regular bus routes link Winterton with Caister, Martham, Great Yarmouth and onward connections to Norwich, making travel straightforward. Altogether, Prospect Place offers a coastal-leaning lifestyle where the beach, village amenities and surrounding countryside all sit within reach.



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The ground floor centres around an open-plan living/dining room, introduced by double front doors and designed for relaxed everyday living. Wooden-effect flooring, a front-facing window and useful under-stairs storage create a practical and inviting space.

The fitted kitchen sits to the rear, offering a range of units, a range oven, areas for appliances and access to the lobby. From here, a ground-floor double bedroom and a modern shower room provide excellent flexibility for multi-generational living, additional accommodation or home-working.

Upstairs, the principal bedroom enjoys an ensuite, while the remaining double bedroom is served by a family bathroom finished with a panelled bath, vanity storage and tiled surrounds. All bedrooms offer comfortable proportions and a bright outlook.

Outside, a brick-weave driveway provides off-road parking and leads to the private rear garden. Mainly laid to lawn and framed by fencing and shrubbery, it offers a perfect spot for outdoor leisure, with an additional paved courtyard to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	48	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

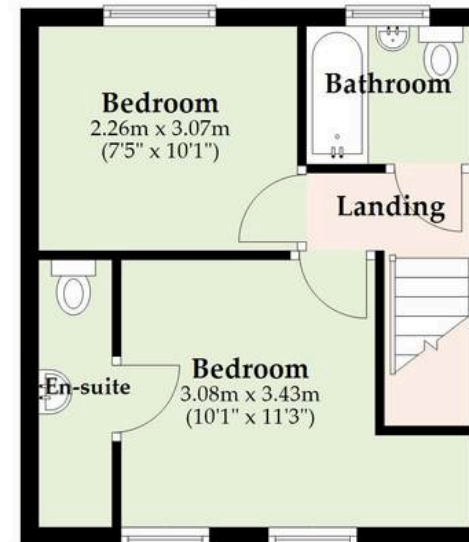
Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)
(excluding Lobby, Shower Room, Hall)



First Floor

Approx. 15.4 sq. metres (165.4 sq. feet)
(excluding Landing, Bathroom, En-suite)



Total area: approx. 50.9 sq. metres (548.4 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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Senior Property Consultant



Meet *Dan*
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Meet *Lauren*
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Minors & Brady
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