



## 71 Winifred Way, Caister-on-sea

£400,000 - £425,000 Freehold

This impressive four-bedroom detached house is situated in a highly sought-after cul-de-sac location, boasting mesmerising sea views that truly set it apart. The spacious property is the epitome of an ideal family home, offering versatile accommodation that can easily be tailored to suit the needs of the new owner.

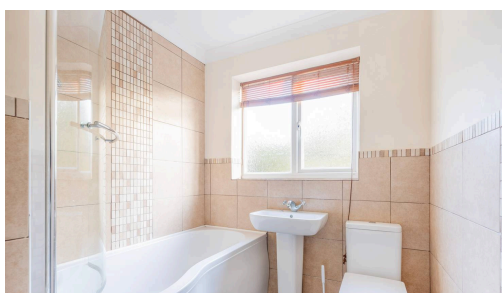
## Location

Winifred Way, nestled in the coastal village of Caister-on-Sea, offers the perfect blend of seaside charm and modern convenience. Located just a short walk from the sandy shores of Caister Beach, this address provides easy access to beautiful coastal walks, ideal for morning strolls or weekend relaxation by the sea. The area is rich in amenities, with local shops, cafes, and pubs nearby, ensuring that essentials and leisure activities are always within reach. Families will appreciate the well-regarded schools in the vicinity, and there are excellent transport links to Great Yarmouth and Norwich for commuters or those looking to explore more of Norfolk's attractions. Combining the tranquillity of coastal living with the convenience of a well-connected community, Winifred Way is an ideal choice for those seeking a charming home base by the sea.



## Winifred Way

Upon entering the home, you are greeted by an inviting entrance hall that leads to a beautifully appointed main bedroom with an ensuite bathroom and dressing room. Further down the hallway, you'll find a second ground floor bedroom, a convenient ground floor bathroom.



The heart of this home lies in the modern kitchen/diner, featuring a range of contemporary grey gloss wall and base units, a central island, and new range cooker. The kitchen seamlessly flows into the sunlit conservatory, creating a harmonious space for culinary creations and social gatherings. Additionally, you can access the sitting room/study from the kitchen.

Ascending to the upper level, you'll discover two additional bedrooms, a WC, and a living room with French windows that open to a Juliette balcony, offering panoramic views of the sea.

The outdoor spaces of the property are thoughtfully designed, with a lawned garden at the front, a brickweave driveway to the side leading to the garage, and a low maintenance paved garden at the rear with a feature stone circle seating area. With ample off-road parking available, convenience is truly at the forefront of this property.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

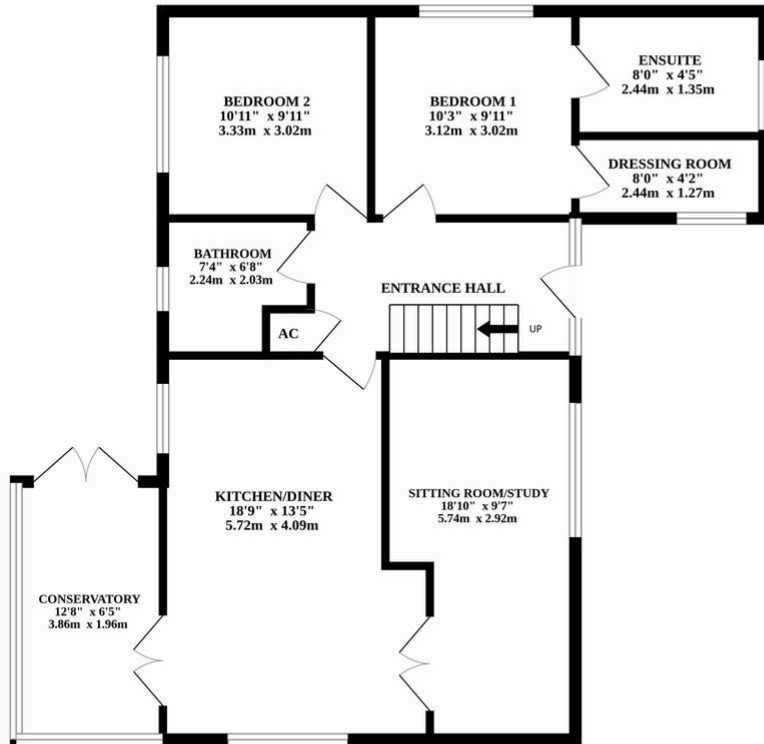
Tenure: Freehold

EPC Energy Efficiency Rating: D

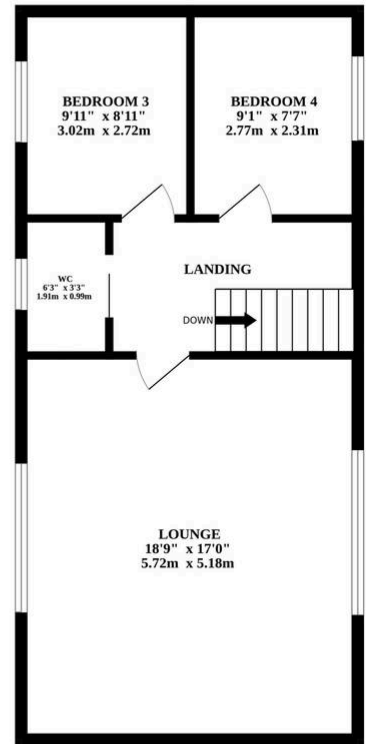
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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