



Minors & Brady

Beach Cottage King Street, Winterton-On-Sea  
£259,500

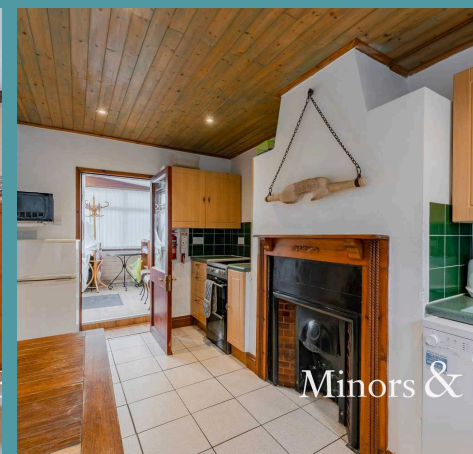
# Beach Cottage King Street

Winterton-On-Sea, Great Yarmouth

This charming two bedroom semi-detached cottage offers a unique opportunity to acquire a successful holiday let, offering the potential to transition effortlessly into a wonderful family home. With its prime coastal location a short distance away from Winterton's dunes and beach, its well-presented layout, character features, and proximity to amenities, this property presents an exceptional opportunity to embrace a relaxed and fulfilling lifestyle.

## LOCATION

Winterton-on-Sea is a coastal village located in Norfolk, England, on the North Sea coast. Situated about 10 miles northeast of Great Yarmouth, Winterton-on-Sea lies within the East Norfolk district. It is known for its long sandy beach, part of the Norfolk Coast Area of Outstanding Natural Beauty. The village has a rich history, with evidence of settlement dating back to medieval times. It is a popular destination for tourists, particularly those interested in birdwatching, as the nearby Winterton Dunes are home to a wide variety of wildlife. The village also features a local primary school, a few pubs, and various small shops, serving both residents and visitors. Winterton-on-Sea enjoys a tranquil, rural atmosphere while being close enough to larger towns for convenient access to amenities.





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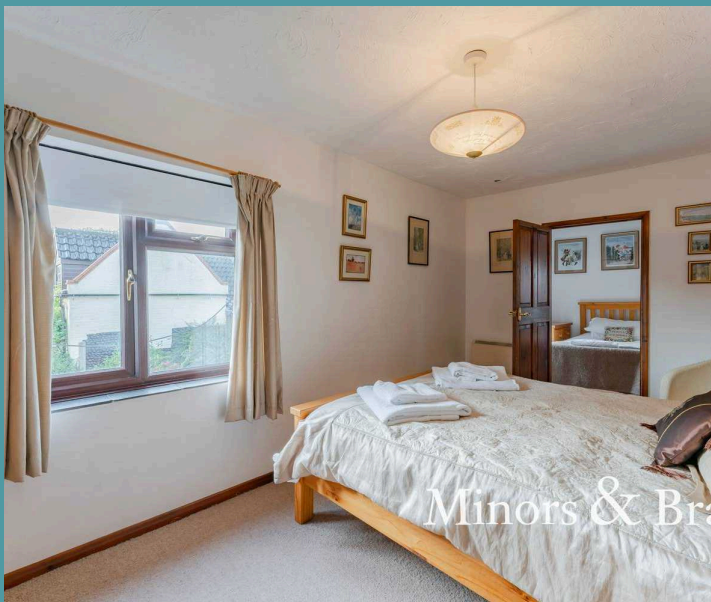
Winterton-On-Sea, Great Yarmouth

Upon entering this charming residence, you are greeted by a comfortable sitting room that exudes warmth and character, featuring a wood burner that adds a touch of cosiness to the space. The ambience of the sitting room is perfect for unwinding after a long day, making it an inviting space for both relaxation and entertainment.

The heart of the home lies in the fitted kitchen/dining room, with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. The dining area is filled with an abundance of natural light, creating an inviting space that encourages family gatherings.

Upstairs, the property comprises two well-appointed double bedrooms, each thoughtfully designed to offer relaxation and privacy. A shower room completes the upper level, providing convenience and functionality for the residents.

Outside, a well-maintained garden awaits, providing endless possibilities for outdoor activities and enjoyment. Fully enclosed for privacy, the garden offers a peaceful space to relax in the sun and bask in the quiet surroundings.





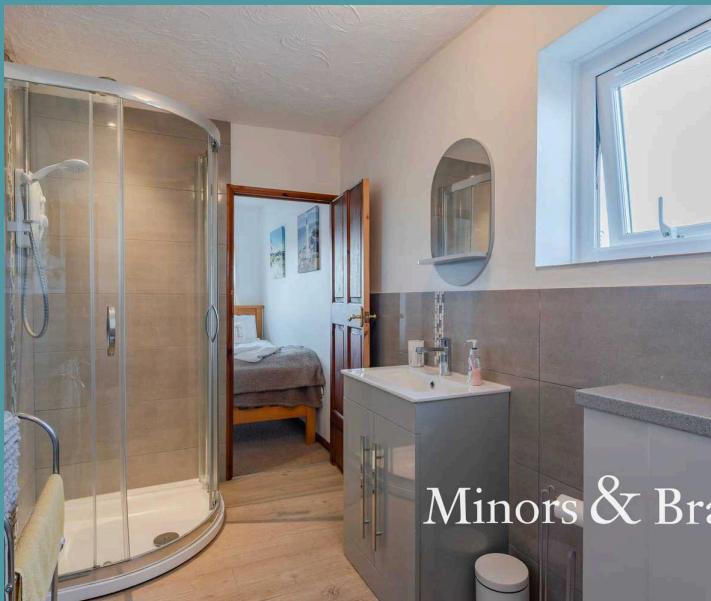
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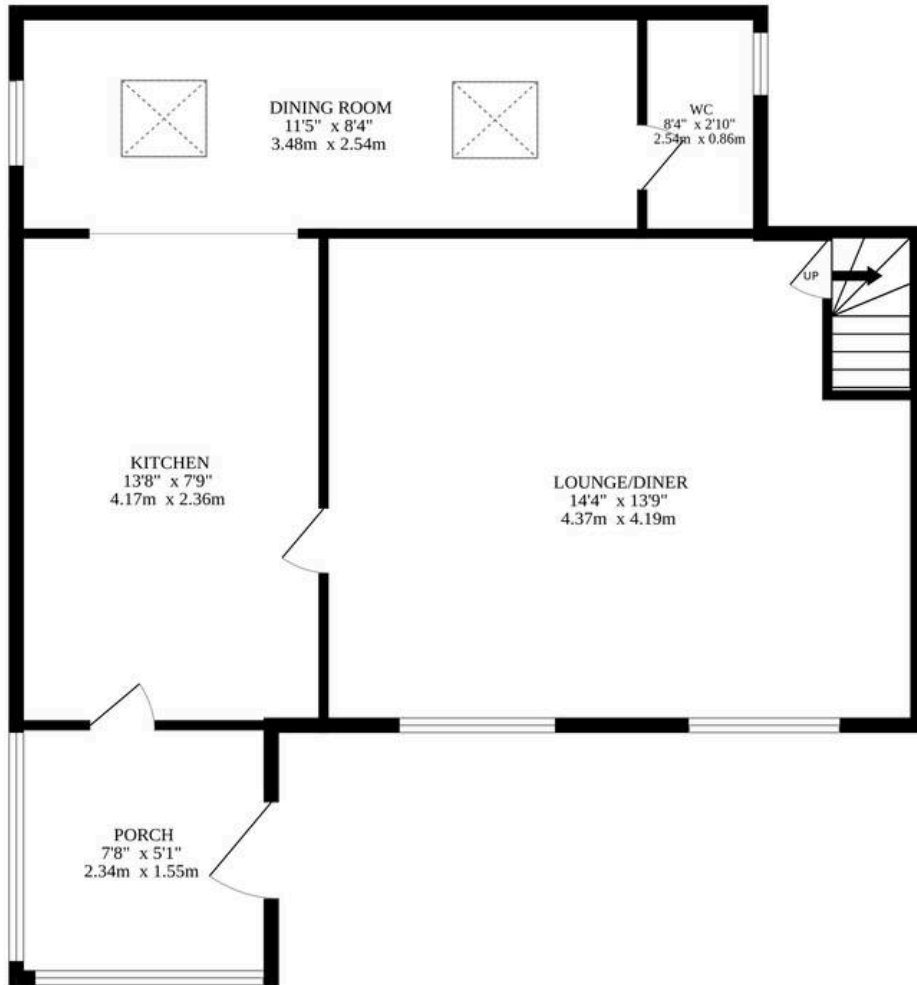
### AGENTS NOTES

We understand that this property is freehold.  
Connected to mains water, electricity and drainage.  
Heating system - Electric.

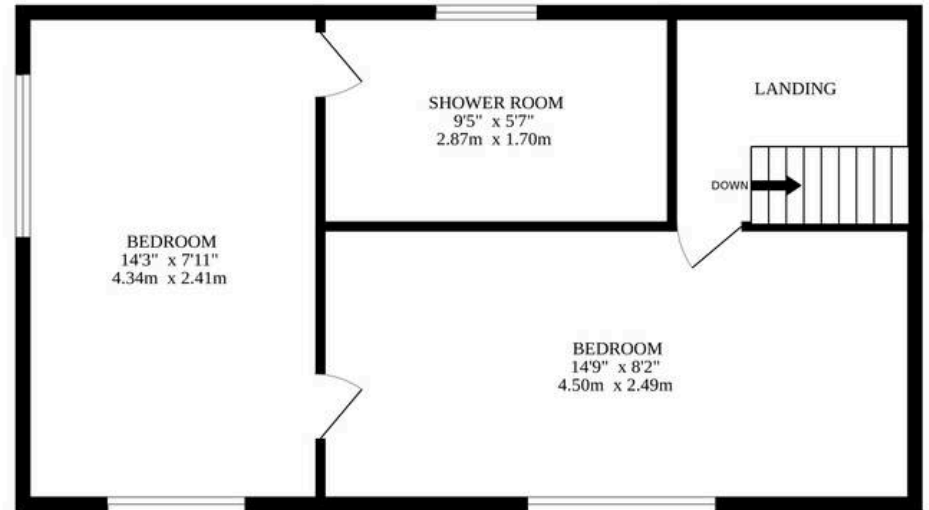
- No onward chain
- Charming semi-detached cottage
- A short walk from the beautiful coast
- Comfortable sitting room accentuated by a wood burner
- Currently a successful holiday let with the potential to be a wonderful family home
- Fitted kitchen/dining room to be able to cook your favourite meals
- Two double bedrooms & a shower room
- Well-maintained garden that is fully enclosed for privacy
- Close proximity to Hemsby and Martham, offering a wide range of amenities
- Available fully furnished



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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