



**KINGS CORNER, WINTERTON-ON-SEA**  
**£375,000 FREEHOLD**

**WATERSIDE**  
ESTATE AGENTS







## KINGS CORNER, WINTERTON-ON-SEA, NORFOLK NR29 4DD

- A beautifully presented semi-detached cottage backing directly onto Winterton dunes
- Immaculately presented, full of character and charm
- Private off road parking for two cars
- Impressive, well stocked cottage gardens
- Less than 250 metres from the beach
- Perfectly placed to be the ultimate coastal retreat or holiday let
- Overlooking the village hall green

An immaculately maintained and beautifully presented semi-detached cottage backing directly onto the Winterton dunes nature reserve, less than 250 metres from the beach.

The ultimate coastal retreat, ideal as either a comfortable main residence, a second home or as a perfectly placed holiday let, set within easy walking distance of a variety of local amenities including a highly regarded pub/restaurant, a well stocked village store, tea room, post office and fish and chip shop.

The cottage offers well proportioned accommodation consisting of an entrance porch, a dual aspect L-shaped living room, a hand built galley style kitchen, ground floor bathroom and two first floor bedrooms, both offering impressive views out over the dunes.

Features include full UPVC sealed unit double glazing, oil fired central heating, off road parking for two cars and well stocked, beautifully tended cottage gardens with private gated access onto the dunes.

The dunes themselves are a haven for bird watchers and dog walkers alike, with colonies of seals also in residence, with Winterton's sandy beach regarded as the high point along this stretch of coastline.

An impressive home full of character and charm in a sought after, rarely available location. Early viewing is recommended.

### ACCOMMODATION

#### Entrance Porch

Part glazed front door.



## Living Room

Generous dual aspect living space with box bay window to front aspect and French doors to rear. Feature brick fireplace with stone mantle and tiled hearth. Three radiators, staircase to first floor, under stair storage cupboards. Part glazed back door, wall lights.

## Kitchen

Dual aspect galley style kitchen with a comprehensive range of hand built storage units with a ceramic 1½ sink unit and drainer, plumbing for dishwasher and washing machine, built in electric oven, hob and extractor fan, tiled floor, downlighters.

## Bathroom

Classic white suite with panelled bath with fitted shower and screen, wash basin, w/c, partially tiled walls, window to rear, radiator, tiled floor, extractor fan.



## FIRST FLOOR

### Landing

Built in storage cupboard.

### Bedroom 1

Window to rear with views out over the dunes, radiator, latch door, built in triple wardrobe, radiator.

### Bedroom 2

Dual aspect with views out over the dunes, radiator, latch door, double built in wardrobe and a built in cupboard. Loft access.







## OUTSIDE

A private gravelled driveway providing off road parking for at least two cars.

The front garden offers a south westerly aspect - well stocked with a variety of flowers and shrubs, including an evergreen strawberry hedge, Victoria plum tree and a quince tree.

Gated access leads to the side with greenhouse and outside tap and a number of raised beds.

The rear garden is also home to an impressive selection of flowers and shrubs with many fruit trees including a variety of different apple, pear and fig trees alongside nectarine, damson and apricot to mention but a few.

There are two sheds both with power connected and the rear gate opens directly onto the dunes with the beach less than 250 metres away.



## ADDITIONAL INFORMATION

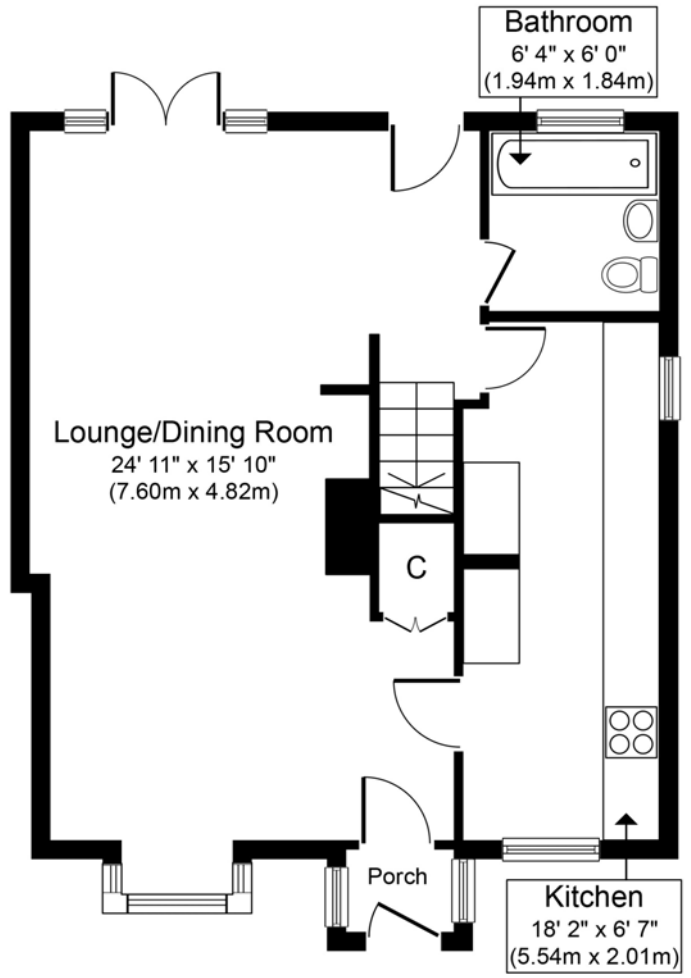
Services: Mains electricity, water and drainage. Oil fired central heating.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

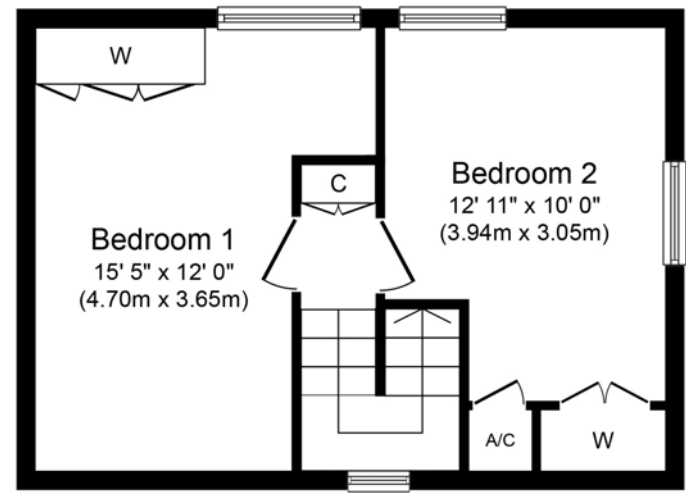
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





**Ground Floor**  
Approximate Floor Area  
565 sq. ft.  
(52.5 sq. m.)



**First Floor**  
Approximate Floor Area  
344 sq. ft.  
(32.0 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		15
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	11	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC





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