



BEACH ROAD, WINTERTON-ON-SEA
OFFERS OVER £550,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



BEACH ROAD, WINTERTON-ON-SEA, NORFOLK NR29 4AJ

- Sought after location approximately 300 metres from the beach
- Set adjacent to the dunes at Winterton, a National Nature Reserve
- Heated and covered outdoor swimming pool
- Double garage and detached studio
- Comprehensively extended and upgraded by the current owners

Subject to an exhaustive programme of improvements over the last five years, this stunning and versatile property is set in an incredibly sought after location adjacent to Winterton dunes, a National Nature Reserve and an area designated Site of Special Scientific Interest, and approximately 300 metres from the beach.

Ideal as either a spacious, well finished family home, a secure and private second home or as a perfectly placed and highly equipped holiday let, the property has been extended, remodelled and upgraded by the current owners. The comprehensive list of works includes the creation of the first floor with a new roof, new windows, new kitchen and bathrooms, and the addition of a detached double garage and a heated and covered outdoor swimming pool. It has also been totally re-wired and re-plumbed with a replacement oil fired central heating boiler.

The well-proportioned, flexible accommodation consists of a 24ft long open plan reception hall/kitchen/breakfast room with an extensive range of built in appliances and glass finished, open tread solid oak staircase. The triple aspect dining room benefits from underfloor heating and leads out directly to the swimming pool. The generous master bedroom also leads out to the pool and offers an en-suite shower room and walk-in wardrobe. The ground floor continues with three further double bedrooms all served by a spacious four-piece family bathroom which includes a large walk-in shower and a corner Jacuzzi bath.

The entire first floor is set out as a 36ft long open plan living area which includes a study area and enjoys uninterrupted, far reaching views out over the dunes.

Features include a detached double garage with ample off road parking. A private south west facing garden with a heated and covered swimming pool measuring 10m x 5m with a built in spa pool. The property also has a detached studio which offers perfect guest accommodation with a kitchenette and an en-suite Shower Room.

An impressive property in a picturesque coastal location. Early viewing recommended.

ACCOMMODATION

Open Plan Kitchen/Breakfast/Reception Hall: 24'1" x 11'11"

Partially glazed double doors leading to the reception hall area with impressive open tread staircase, with feature lighting and glass balustrades. Tiled flooring throughout, coved ceiling, two vertical radiators, sensor activated door lighters. Contemporary high gloss fitted kitchen finished with granite worktops with 1½ sink unit and drainer, fitted Smeg range style cooker with six burner LPG hob and extractor hood. Includes a selection of fitted appliances consisting of two larder style fridges, full length wine fridge, built in coffee machine and dishwasher. Window to rear.

Archway to:

Dining Room: 16'6" (19'6" into bay) x 11'10"

Generous triple aspect reception room with two sets of French doors leading out to the swimming pool. Tiled floor with under floor heating, coved ceiling.



Rear Lobby

Tiled floor, coved ceiling, loft access, vertical radiator, glazed door to rear.

Walk-in Larder

Tiled floor, fitted shelving, window to rear.

Master Bedroom: 16'4" x 11'3"

Tiled floor, down lighters, coved ceiling, vertical radiator, two sets of French doors leading out to the swimming pool. Walk-in wardrobe with sensor-activated down lighters.



En-Suite Shower Room

Corner shower enclosure, heated towel rail, w/c, vanity wash basin, coved ceiling, tiled floor, window.

Family Bathroom: 11'0" x 8'10"

Stunning four-piece bathroom with corner Jacuzzi bath, large walk-in shower, vanity wash basin, w/c, heated towel rail, window to rear, down lighters, tiled floor and partially tiled walls.

Bedroom 2: 13'0" x 10'0" (12'0" max)

Window to front aspect, tiled floor, radiator, coved ceiling, five door fitted wardrobe.

Bedroom 3: 11'9" x 9'1"

Window to rear, radiator, tiled floor, coved ceiling.

Bedroom 4: 10'2" x 9'9"

Dual aspect, fitted double wardrobe, coved vertical radiator.







FIRST FLOOR

Open Plan Living Room: 36'10" x 18'10"

A spacious and flexible living space dominated by the stunning panoramic views out over Winterton Dunes National Nature Reserve, with five Velux windows making the most of the picturesque location.

Currently arranged as a living area, study area and kitchenette/breakfast area with sink unit with cupboards under, wine cooler and built in dishwasher.

OUTSIDE

The property is approached via remote controlled wrought iron double gates leading to a brickweave driveway providing ample off road parking with an additional gravelled area suitable for boat/caravan storage. This in turn leads to a detached **Double Garage 26'3" x 23'7"** built to residential standards, paving the way for further use as an annexe/home office or holiday let (subject to planning permission) with twin up and over doors, power and light supply and a fully boarded loft room.

The front garden is laid to lawn and enclosed by a low brick and flint wall finished with wrought iron railings. The rear garden is well enclosed, private and faces south west. The centrepiece of the garden is the impressive swimming pool measuring 10m x 5m with built in spa pool. Heated by solar panels (or oil fired boiler) with a permanent retractable cover, slightly elevated from the rest of the garden and in an area laid to artificial turf.

The rear garden is laid to lawn, enclosed by a brick wall with timber double gates providing access to the driveway. A single gate to the rear gives access out onto Winterton dunes.

There are three detached outbuildings, these consist of:

Studio 12'6" x 10'9"

With UPVC glazed door and window looking out over the garden. Kitchenette with sink unit and drainer with cupboard under, space for fridge and a built in oven and hob.

En-Suite Shower Room

Low level w/c, hand basin, shower enclosure.

Perfect guest accommodation with holiday let potential.





Utility Room: 12'0" x 7'0"

UPVC sealed unit double glazed window and door, power and water connected with plumbing for washing machine.

Boiler House: 13'9" x 10'1"

UPVC sealed unit double glazed windows and door. Oil fired central heating boiler.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, telephone and drainage.

Oil fired central heating.

Private solar panels that heat the swimming pool and can heat the domestic hot water.



WINTERTON-ON-SEA

Winterton-on-Sea is an attractive, unspoilt coastal village with miles of golden sandy beaches, and scenic dunes designated as a National Nature Reserve and a Site of Special Scientific Interest. Host to a wealth of birdlife and wildlife, famously including a colony of grey seals.

The village is well served by local amenities which include a public house, beachside cafe, village store/Post Office, fish and chip shop and a holiday park with on-site restaurant.

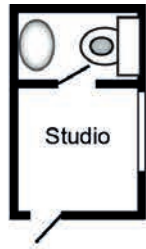
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

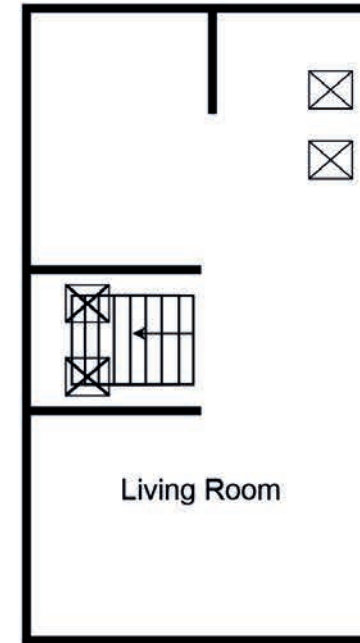
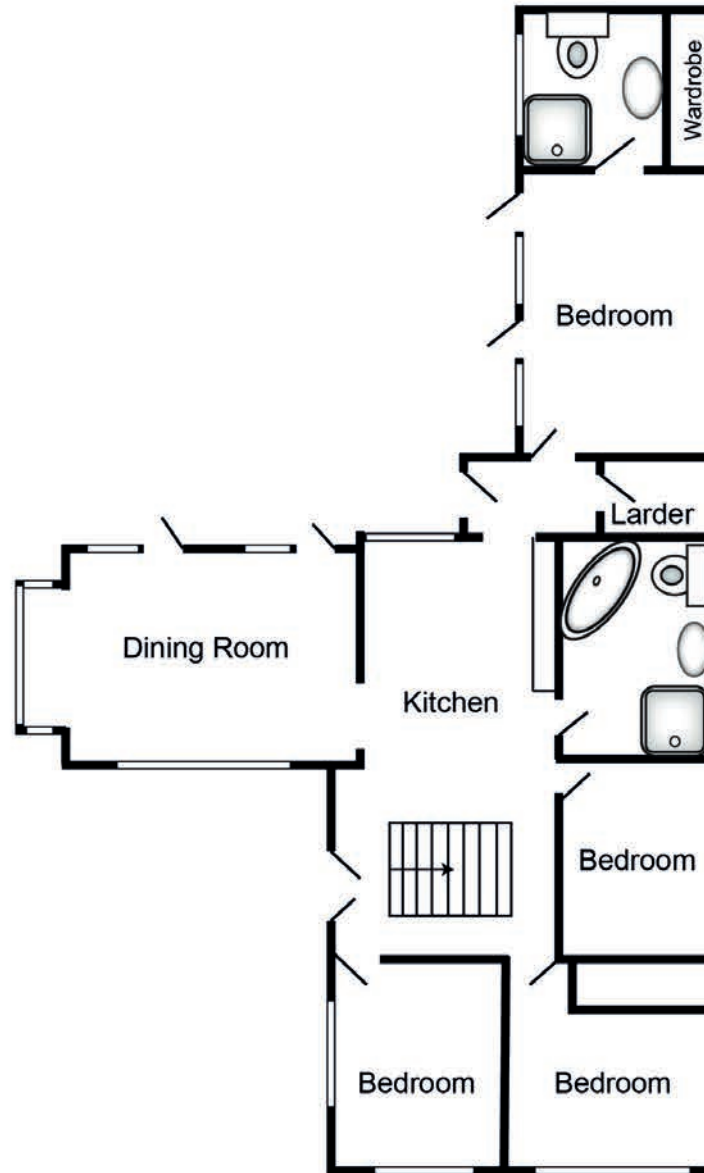
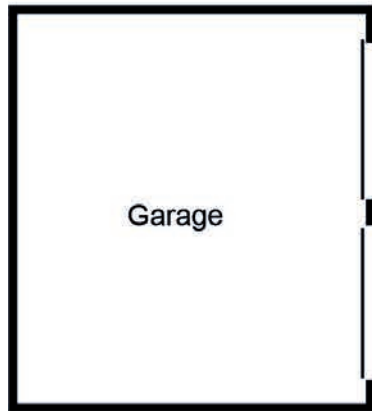
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







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