



## Hafan Back Road, Winterton-On-Sea

£290,000 Freehold

Guide price £290,000 - £300,000. Just moments from the Norfolk coastline is this charming, extended detached bungalow, tucked away in the peaceful village of Winterton-On-Sea. Offering a blend of relaxed coastal living and practical family spaces, the home features a welcoming entrance hall, a modern kitchen, a spacious dining room, and a cosy sitting room with a brick fireplace. A light-filled conservatory overlooks the private, landscaped garden, while three bedrooms and a luxurious five-piece bathroom complete the interior. With off-road parking, a 40ft garage/workshop (stms), and a serene outdoor space for dining and relaxation, this property is an ideal home for downsizers, someone looking to live on one level or anyone dreaming of life by the sea.

Council Tax band: B

Tenure: Freehold

Guide Price £290,000-£310,000

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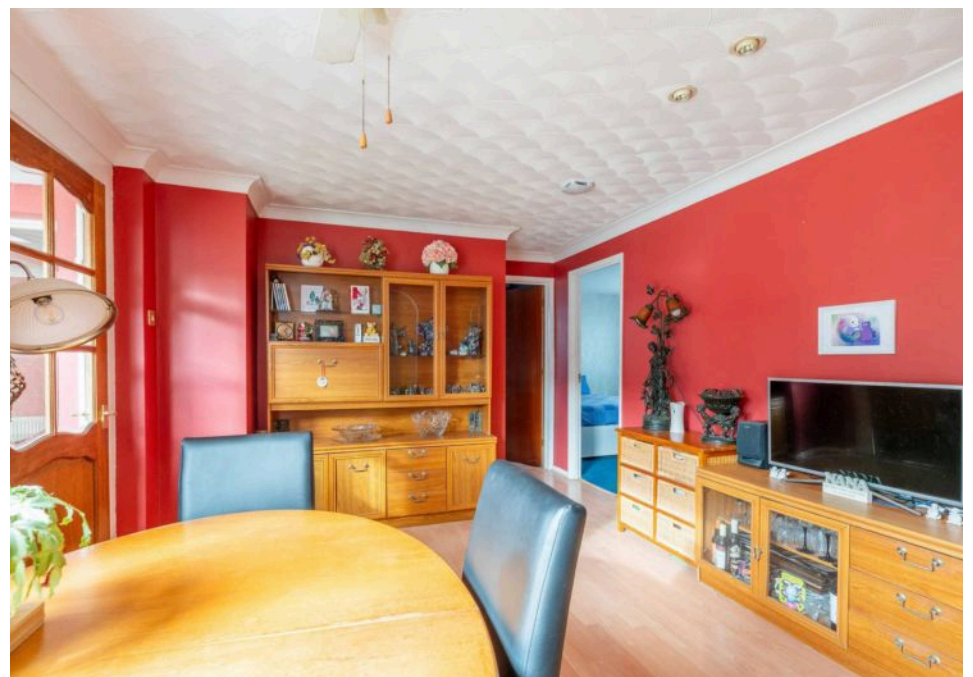
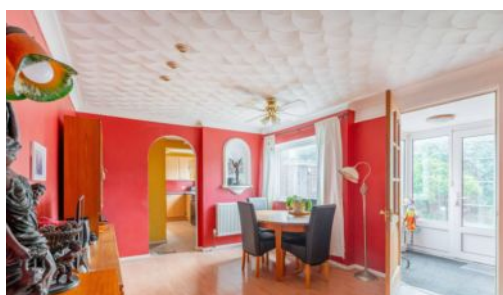
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### Location

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Healthcare needs are met by a local GP surgery, while additional medical services and pharmacies can be found in the nearby town of Great Yarmouth. Despite its tranquil setting, Back Road benefits from reasonable transport links: regular bus services connect the village to surrounding areas, and the nearest railway station in Great Yarmouth offers access to larger towns and cities. The village's coastal location also provides scenic walking paths and leisure opportunities, combining the convenience of local amenities with the charm of seaside living.

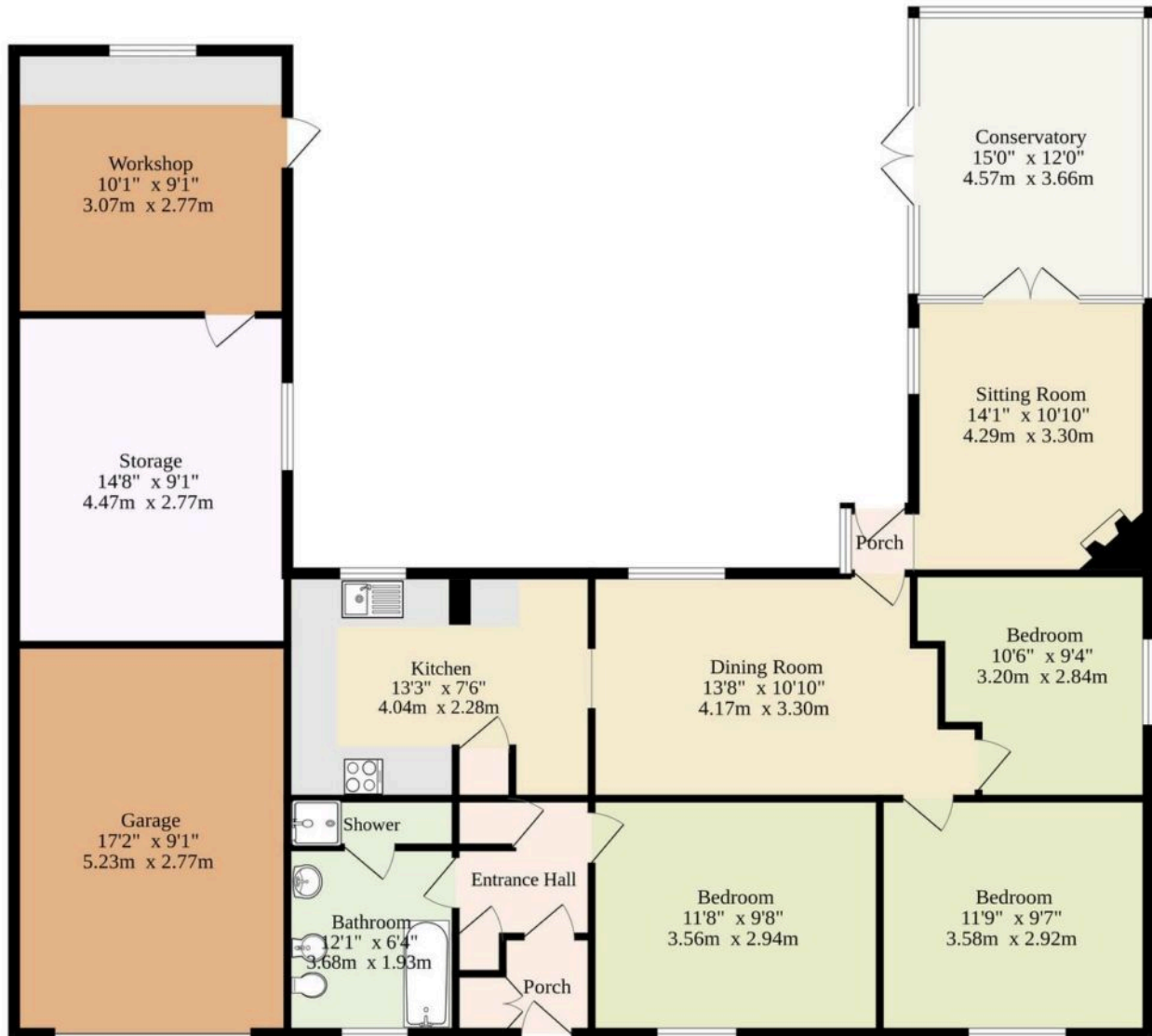
### Back Road

A welcoming porch leads into a bright entrance hall, thoughtfully designed with storage for outdoor wear, perfect for beach walkers returning from the nearby coastline. The kitchen is fitted with cabinetry, an integrated oven, an induction hob, and generous spaces for your own appliances, providing a practical hub for daily living.

The spacious, formal dining room encourages intimate family meals and gatherings, while the comfortable sitting room, accentuated by a charming brick fireplace, invites cosy evenings and relaxed entertaining. Flowing seamlessly from the main living space, a large, light-filled conservatory extends the reception area, offering panoramic views of the garden.



**Ground Floor**  
**1421 sq.ft. (132.0 sq.m.) approx.**



Sqft Includes The Garage, Storage And Workshop

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

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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