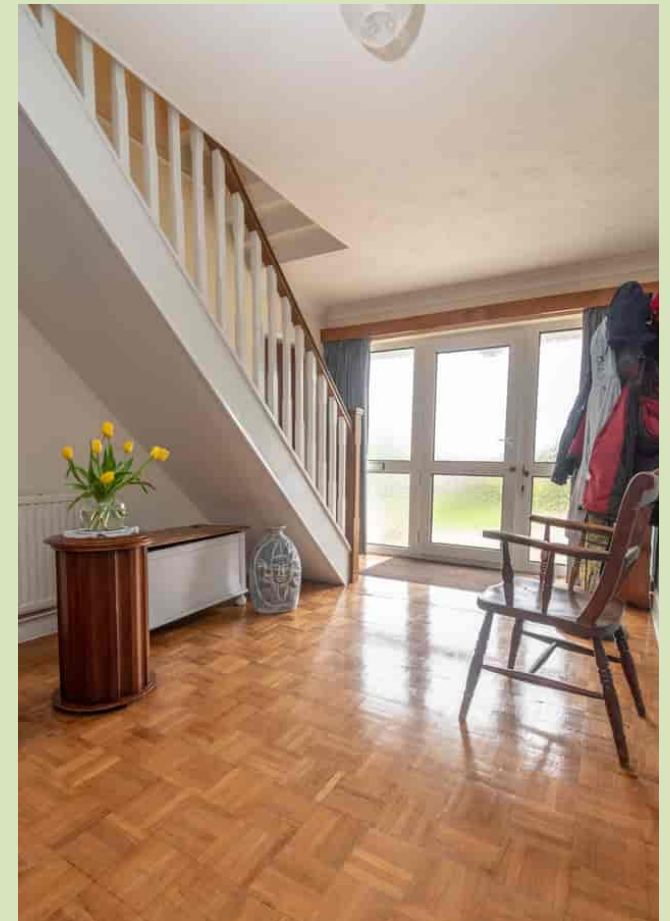




The Look Out, Wells-next-the-Sea
Guide Price £799,950

BELTON DUFFEY



THE LOOK OUT, WARHAM ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JD

Detached 4 bedroom, 2 reception room property with conservatory, garage, attractive south facing gardens and panoramic views.

DESCRIPTION

The Look Out is a detached 4 bedroom, 2 reception room property situated on the edge of Wells-next-the-Sea with the rare benefit of elevated views across the rooftops of the town and out to the sea in the distance. Few properties in the town are lucky enough to combine spacious, well presented accommodation, attractive south facing gardens, garaging, conservatory, plenty of room for boat and caravan storage and, of course, panoramic views.

The gardens are a particular feature of The Look Out having been well maintained by the current owners. The east perimeter is flanked by the old railway line that used to run down to the Quay and which is now an area of mature trees with steep banks, attracting a wide variety of birdlife.

The Look Out is being offered for sale with no onward chain.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.

ENTRANCE HALL

Steps lead up from the front of the property to a glazed entrance door with glass panels to either side, storm canopy and outside light into the spacious hallway. Oak parquet flooring, 2 radiators, staircase leading up to the first floor landing, large cloaks cupboard with fitted shelves.

CLOAKROOM

Window to the east with obscured glass, small wall mounted wash basin, WC, vinyl flooring and tiled splashbacks.

SITTING/DINING ROOM

7.42m x 3.95m (24' 4" x 13' 0")

A large, sunny room with 2 large windows to the north and east overlooking the front. 2 radiators and built-in bookcases to the far wall.



KITCHEN/BREAKFAST ROOM

3.88m x 3.47m (12' 9" x 11' 5")

Double aspect to the south and east and a partly glazed UPVC door out onto the rear gardens. Range of oak wall and base units including display shelves with laminate worktops over and tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap, integrated electric double oven and electric hob, spaces and plumbing for a dishwasher and washing machine. Radiator, vinyl flooring and room for a breakfast table and chairs. Glazed sliding door into:

DINING ROOM

4.39m x 3.02m (14' 5" x 9' 11")

Window to the west, radiator, base cupboards with laminate worktops and sliding patio doors into:

CONSERVATORY

3.77m x 3.48m (12' 4" x 11' 5")

White double glazed UPVC construction on a low brick wall with a polycarbonate roof, tiled floor and a glazed door leading outside to the rear garden.

GROUND FLOOR BEDROOM 3

3.93m x 3.62m (12' 11" x 11' 11")

Window overlooking the rear garden, radiator and an extensive range of built-in wardrobe cupboards with mirrored sliding doors. Door leading into:

EN SUITE BATHROOM

Window to the west with obscured glass, suite comprising a panelled bath, shower cubicle with glass screen and remote control for a digital shower, heated chrome towel rail, pedestal wash basin and WC. Radiator, vinyl flooring, tiled walls and shaver socket.

STUDY/BEDROOM 4

3.96m x 3.64m (13' 0" x 11' 11")

Window overlooking the front, radiator and boarded up fireplace.

FIRST FLOOR LANDING

Radiator and step up to inner landing with loft hatch.

BEDROOM 1

5.31m x 4.5m (17' 5" x 14' 9") at widest points.

Large picture window with attractive south facing views over the rear garden. Radiator, low fitted storage unit with counter top over, access to eaves storage and a door leading into:



EN SUITE SHOWER ROOM

Shower cubicle, pedestal wash basin, WC, vinyl flooring, tiled walls and chrome towel radiator.

BEDROOM 2

4.75m x 3.65m (15' 7" x 12' 0") at widest points.

The room with the best views in the house overlooking the front and out across the rooftops of Wells-next-the-Sea and across to the sea in the distance. Radiator, low fitted storage unit with counter top over. Door leading into:

EN SUITE SHOWER ROOM

Shower cubicle, pedestal wash basin, WC, vinyl flooring, tiled walls, radiator, access to eaves storage. Velux window to the east.

BOX ROOM

2.88m x 2.08m (9' 5" x 6' 10")

Cupboard incorporating a wash basin with a counter top to the side, doors to large eaves storage spaces (where the hot water cylinder is located), Velux window to the west.

OUTSIDE

The Look Out is approached off Warham Road onto a large gravelled drive with extensive parking for several cars, boats, caravans, etc. The front is screened from the road by an attractive flint and brick wall with the remainder of the front garden mainly lawned with pretty perimeter flowerbeds and shrubs.

Timber gates to the west side lead onto a large paved area for further parking or boat storage, etc. Timber shed, outside tap and light, good-sized patio bordered by low brick and flint wall. The remainder of the sunny, south facing garden is mainly lawned and is a haven for wildlife and offers a degree of privacy. The planting is both seasonal and mature with many trees and shrubs - a real delight and a particular feature of the property as a whole.

To the east of the property is a further side garden area with ornamental pond fringed with planting and mature shrubs and with flowerbeds along the perimeter.

DETACHED GARAGE

5.51m x 4.17m (18' 1" x 13' 8")

Detached brick garage with pantile roof, power and light. Metal up and over door to the front, pedestrian door to the rear and 2 windows.

OUTSIDE STORE

5.38m x 5m (17' 8" x 16' 5")

Brick and block construction with a polycarbonate roof.



DIRECTIONS

Leave Wells-next-the-Sea heading west on the A149 Warham Road, towards Cromer. Just before the Gallery Plus building at the fork in the road, you will see The Look Out set back from the road on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

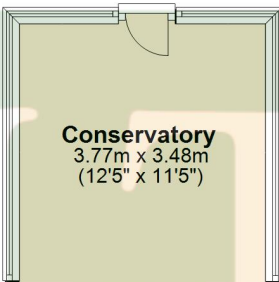
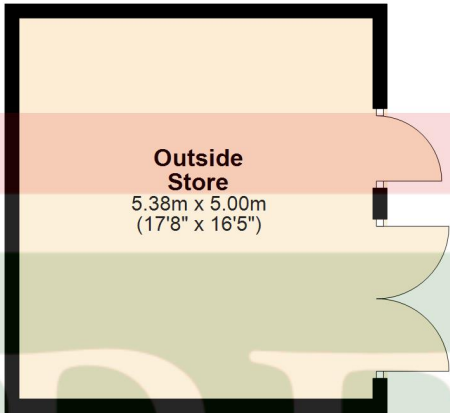
TENURE

This property is for sale Freehold.

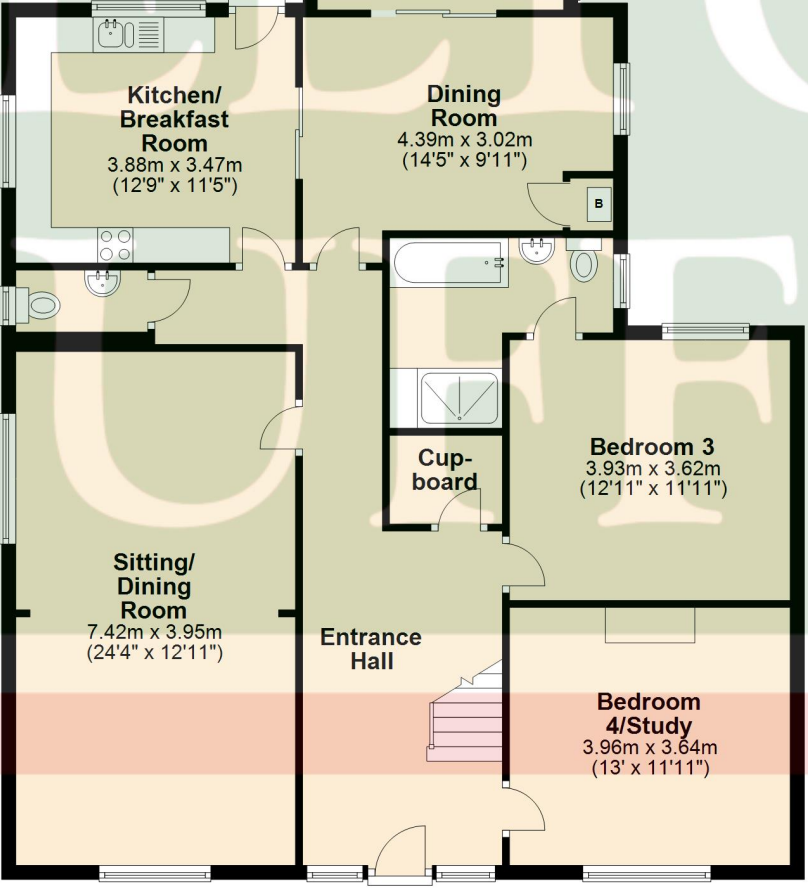
VIEWING

Strictly by appointment with the agent.

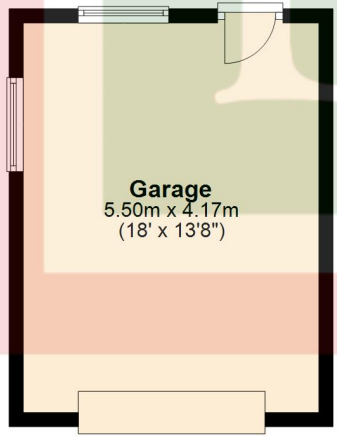
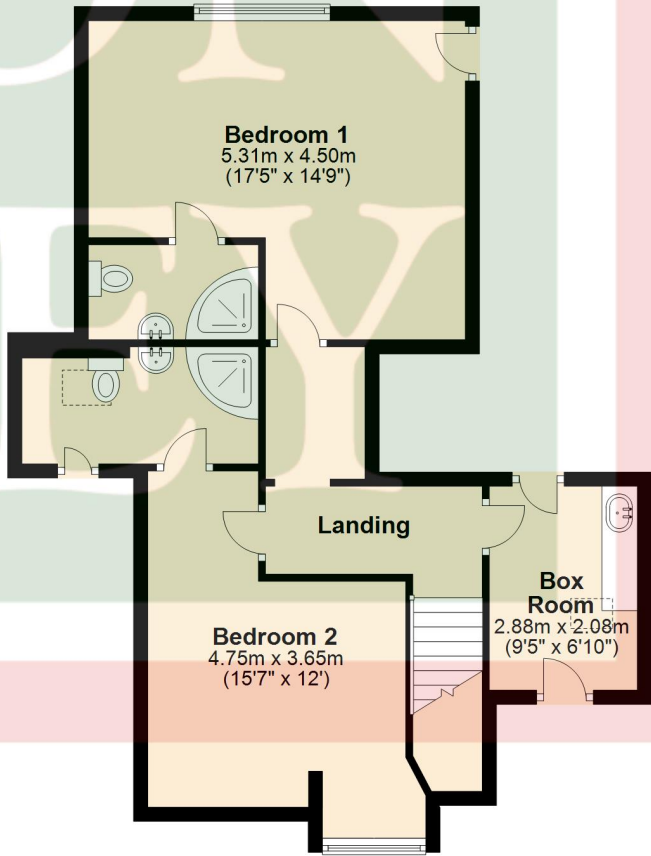




Ground Floor
Approx. 173.8 sq. metres (1871.0 sq. feet)



First Floor
Approx. 61.5 sq. metres (661.5 sq. feet)





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