



20 Mill Court, Wells-next-the-Sea
Guide Price £440,000

BELTON DUFFEY

20 MILL COURT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HF

A spacious detached bungalow situated at the end of a cul de sac within walking distance of the centre of the seaside town of Wells-next-the-Sea.

DESCRIPTION

20 Mill Court is a spacious detached bungalow, situated in a quiet cul de sac within comfortable walking distance of Wells-next-the-Sea centre and Quay, with wheelchair accessible versatile living space together with gardens, garage and off street parking.

The gas centrally heated and double glazed accommodation includes entrance porch, dual aspect sitting/dining room, garden room, fitted kitchen, utility area, principle bedroom with en-suite wet room, second bedroom and bathroom.

Externally the property benefits from a secluded rear garden with sunny westerly aspect, garage with driveway and additional hardstanding and an attractive ornamental front garden.



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. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. 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 PORCH

1.90m x 1.73m (6' 3" x 5' 8")

Upvc half glazed door leading from driveway, half glazed door to;

SITTING/DINING ROOM

6.12m x 4.59m (20' 1" x 15' 1") at widest

A bright, dual aspect room of generous proportions with windows to front and side, radiator, gas fire, serving hatch from kitchen, coved ceiling.

INNER HALL

2.90m x 0.82m (9' 6" x 2' 8")

Large storage cupboard, wall mounted thermostat, access to loft space, doors to;

KITCHEN

4.36m x 2.48m (14' 4" x 8' 2")

Internal windows to garden room, excellent range of floor and wall mounted storage units, extensive work surfaces incorporating single drainer stainless steel sink unit, 4 ring hob with extractor hood over, fitted double oven, spaces for a fridge and freezer. Half glazed door to:



GARDEN ROOM

4.73m x 3.10m (15' 6" x 10' 2") at widest points.

Window to rear with pleasant garden views, skylight window, half glazed door providing garden access, radiator.

UTILITY AREA

3.13m x 1.02m (10' 3" x 3' 4")

Shelved recess, plumbing for washing machine, radiator, large storage cupboard, window to side.

BEDROOM 1

6.27m x 3.61m (20' 7" x 11' 10") at widest points.

Windows to rear and side, skylight window, built-in wardrobe cupboard, radiator.

EN SUITE WET ROOM

1.90m x 1.73m (6' 3" x 5' 8")

Window to rear, a fully tiled wet room with Triton shower unit, WC, corner wall mounted wash basin, radiator, extractor fan.

BEDROOM 2

2.95m x 2.53m (9' 8" x 8' 4")

Window to front, built-in wardrobe cupboard, radiator.

BATHROOM

2.21m x 2.00m (7' 3" x 6' 7")

Window to front, corner bath unit with Triton shower over, vanity unit with inset wash basin, WC with concealed cistern, full height tiling, radiator, convector heater, shaver socket.

OUTSIDE

To the front of the property there is a private driveway to the garage and additional hardstanding with an attractive ornamental gravel area behind a retaining brick wall. To the rear there is a neat lawned area and brick built raised flower bed. Substantial brick and glazed greenhouse, secure fencing and partly walled to boundary with wrought iron gated access to front via side of property.

GARAGE

5.00m x 2.51m (16' 5" x 8' 3")

An attached single garage with up and over door. Gas-fired boiler, personal door to rear.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. Take the second left, Southgate Close, and follow road round to the left and then to the right where you will see number 20 almost at the end of the cul de sac on the right-hand side.

OTHER INFORMATION

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

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

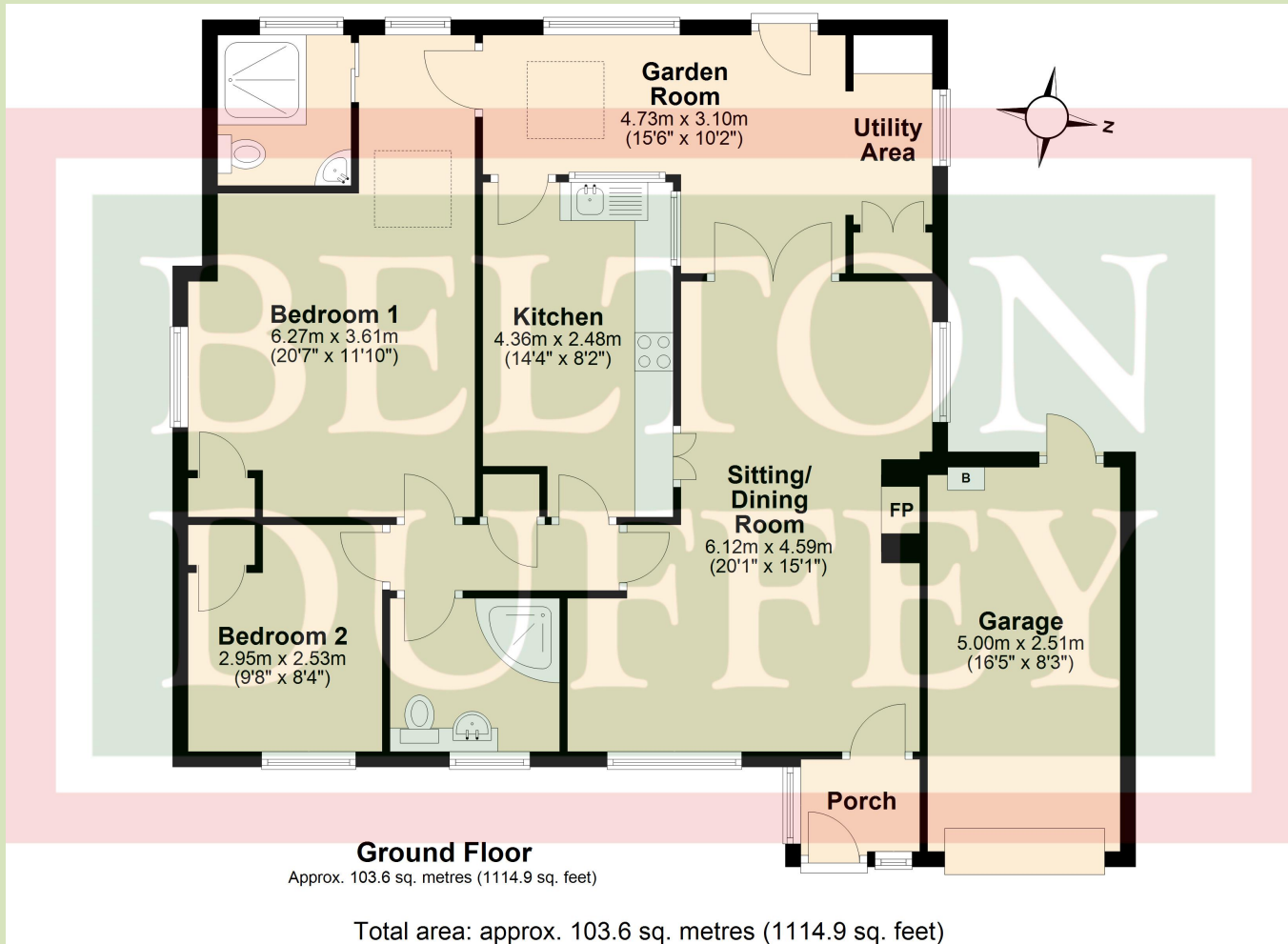
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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