



6 Home Piece Road, Wells-next-the-Sea
Offers in Excess of £750,000

BELTON DUFFEY

6 HOME PIECE ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1PZ

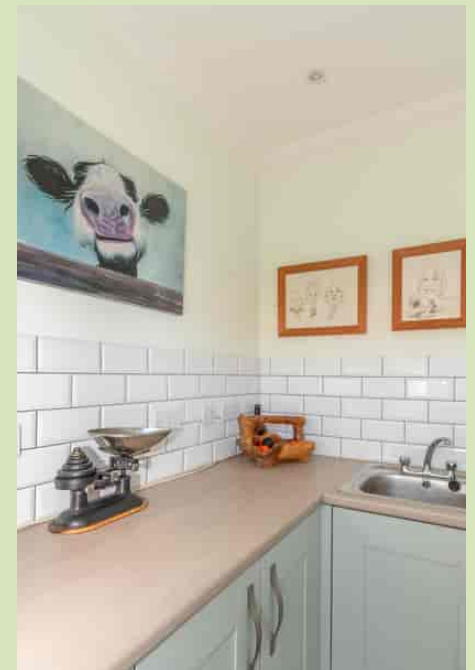
A stunning detached residence of quality and style in sought after location offering excellent family accommodation together with attractive gardens, double garage and parking

DESCRIPTION

Situated on the southern approaches to Wells-next-the-Sea on the popular Staithe Place development close to schooling and all amenities, this outstanding detached residence commands a slightly elevated plot with an imposing brick and flint facade and offers generous, well appointed family living space that could be adapted to suit a variety of circumstances.

The accommodation includes entrance hall, cloakroom, study, sitting room, dining room, large family kitchen breakfast room and utility room on the ground floor, while on the first floor there are two bedrooms with en-suite facilities, two further bedrooms and a family bathroom. The property is double glazed and there is gas to radiator central heating.

Externally there is a double garage with driveway parking for 2 additional vehicles, a side garden area and neat enclosed rear garden which enjoys a high degree of privacy.



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 up to twin pillared Georgian style entrance portico and panelled front door, staircase to first floor with storage cupboard under, radiator, coved ceiling, wall mounted thermostat.

CLOAKROOM

Close coupled WC, pedestal wash basin, tiled flooring, radiator, extractor fan.

STUDY

3.95m x 2.92m (13' 0" x 9' 7") Multi-pane sash window to front, radiator, ceiling recessed downlighters, coved ceiling

SITTING ROOM

4.83m x 4.67m (15' 10" x 15' 4") A generous dual aspect room, flooded by natural light having multi-pane sash window to front and window to side, feature ornate fireplace with marble hearth housing gas living flame fire, 2 radiators, wood strip effect laminate flooring, coved ceiling, double doors to;

DINING ROOM

4.27m x 3.05m (14' 0" x 10' 0") Multi-pane window to rear with pleasant aspect over the garden, radiator, tiled flooring, coved ceiling.

KITCHEN BREAKFAST ROOM

5.77m x 3.05m (18' 11" x 10' 0") A very spacious family kitchen with twin fully glazed doors leading out in to the garden and multi-pane window to rear, excellent range of floor and wall mounted storage units in hand painted Shaker styling, extensive polished granite worksurfaces incorporating inset stainless steel sink unit with swivel mixer tap, attractive complimentary tiling, recess for range style cooker with extractor over, recess for American style fridge/freezer, fitted automatic dishwasher, 2 radiators, tiled flooring, ceiling recessed downlighters.



UTILITY ROOM

2.06m x 1.60m (6' 9" x 5' 3") Half glazed door to side, range of floor standing storage units, laminate worksurfaces incorporating stainless steel sink unit, attractive complimentary tiling, plumbing for automatic washing machine, wall mounted gas fired boiler, tiled flooring, ceiling recessed downlighters.

FIRST FLOOR LANDING

Access to insulated loft space, radiator, linen cupboard, doors to;

BEDROOM 1

4.70m x 4.14m (15' 5" x 13' 7") Multi-pane sash window to front, two double built-in wardrobe cupboards, 2 radiators, coved ceiling, door to;

EN-SUITE SHOWER ROOM

Multi-pane sash window to front, fully tiled shower cubicle, pedestal wash basin, WC, tiled flooring, radiator, ceiling recessed downlighters.

BEDROOM 2

04.06m x 3.33m (13' 4" x 10' 11") Multi-pane sash window to front, double built-in wardrobe cupboard, radiator, wood strip effect laminate flooring, coved ceiling, door to;

EN-SUITE SHOWER ROOM

Window to side, fully tiled shower cubicle, pedestal wash basin, WC, complimentary tiling, tiled flooring, radiator, shaver socket.

BEDROOM 3

3.58m x 3.07m (11' 9" x 10' 1") Multi-pane window to rear, double built-in wardrobe cupboard, radiator, wood strip effect laminate flooring, coved ceiling.

BEDROOM 4

3.58m x 3.02m (11' 9" x 9' 11") Multi-pane window to rear, radiator, coved ceiling.

BATHROOM

Window to rear, panelled bath with mixer taps and shower attachment, pedestal wash basin, WC, extensive complimentary tiling, radiator, shaver socket, ceiling recessed downlighters.

OUTSIDE

To the front of the property there are neat lawned areas behind privet hedging with an additional lawned area to the side. A driveway to the garage provides off road parking for 2 vehicles. The enclosed, walled and secluded rear garden enjoys a sunny westerly aspect with an extensive patio area and neat lawns with inset tree and well stocked shrub borders, bar b q area, external lighting, raised paved bin storage area, gated access to side.

GARAGE

5.97m x 5.74m (19' 7" x 18' 10") A detached double garage with twin up and over doors, pitched roof with eaves storage, power and light connected, personal door to side.

DIRECTIONS

Leave Wells-next-the-Sea town centre heading south on the B1105 and turn left into the Staithe Place development. Take the first right into Ashburton Close and #6 Home Piece Road is on that corner.

OTHER INFORMATION

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

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

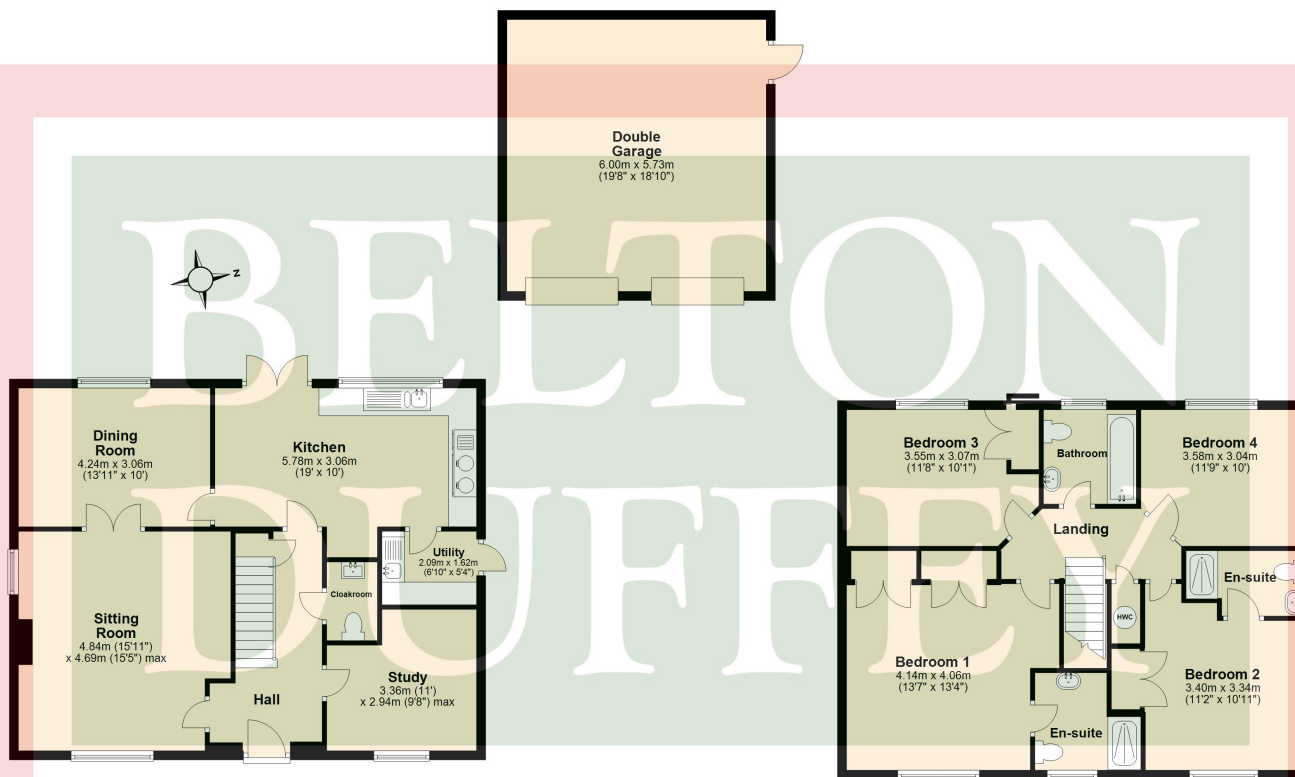
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 115.3 sq. metres (1240.6 sq. feet)

First Floor
Approx. 79.9 sq. metres (860.1 sq. feet)

Total area: approx. 195.2 sq. metres (2100.7 sq. feet)





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