



**Pipit, Wells-next-the-Sea**  
**Guide Price £565,000**

**BELTON DUFFEY**



## **PIPIT, 1 MILL COURT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HF**

A superb semi detached family house with spacious 3 bedroom, 2 bathroom accommodation, driveway parking and garden close to the town centre. No chain.

### **DESCRIPTION**

Offered for sale with no onward chain, Pipit is a superb semi detached house situated on a popular cul de sac within walking distance of the town centre at the seaside town of Wells-next-the-Sea. The property was extensively remodelled and refurbished in 2015 to provide a cool contemporary interior painted in neutral tones with part rendered and part clad external elevations. The immaculately presented accommodation comprises to the ground floor a spacious sitting room with glazed double doors leading to the kitchen/breakfast room which is open plan to a half vaulted dining/living room with wide bi-fold doors leading outside to the rear garden. There is also a separate utility room and cloakroom. Upstairs, the landing leads to 3 double bedrooms, the principal also having an en suite shower room, and a family bathroom.

Further benefits include UPVC double glazed windows and doors, gas-fired central heating and extensive driveway parking to the front with a low maintenance paved rear garden.

All of this combine to make Pipit an exciting prospect for those buyers looking for a spacious family home close to all of the amenities on offer at Wells-next-the-Sea or a low maintenance second home with holiday lettings potential.

### **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.



## **SITTING ROOM**

5.62m x 3.85m (18' 5" x 12' 8")

A partly glazed composite entrance door leads from the driveway to the front of the property into the spacious sitting room. Staircase leading up to the first floor landing, radiator, window to the front and glazed double doors leading into:

## **KITCHEN/BREAKFAST AREA**

4.60m x 3.67m (15' 1" x 12' 0")

A range of gloss white base and wall units with laminate worktops incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Integrated double oven with a ceramic hob over and stainless steel extractor fan, integrated fridge freezer and space and plumbing for a dishwasher.

Room for a breakfast table and chairs, built-in storage cupboard, radiator and door to the utility room. Open plan to:

## **DINING/LIVING AREA**

5.33m x 2.54m (17' 6" x 8' 4")

An impressive light and airy room with a half vaulted ceiling, radiator and wide composite oak bi-fold doors leading outside to the rear garden.

## **UTILITY ROOM**

3.10m x 1.66m (10' 2" x 5' 5")

A range of gloss white base units with a laminate worktop incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, radiator, extractor fan, cupboard housing the gas-fired boiler, window to the side with obscured glass and a door leading into:

## **CLOAKROOM**

1.67m x 1.40m (5' 6" x 4' 7")

Pedestal wash basin with a tiled splashback, WC, radiator, extractor fan and a window to the side with obscured glass.

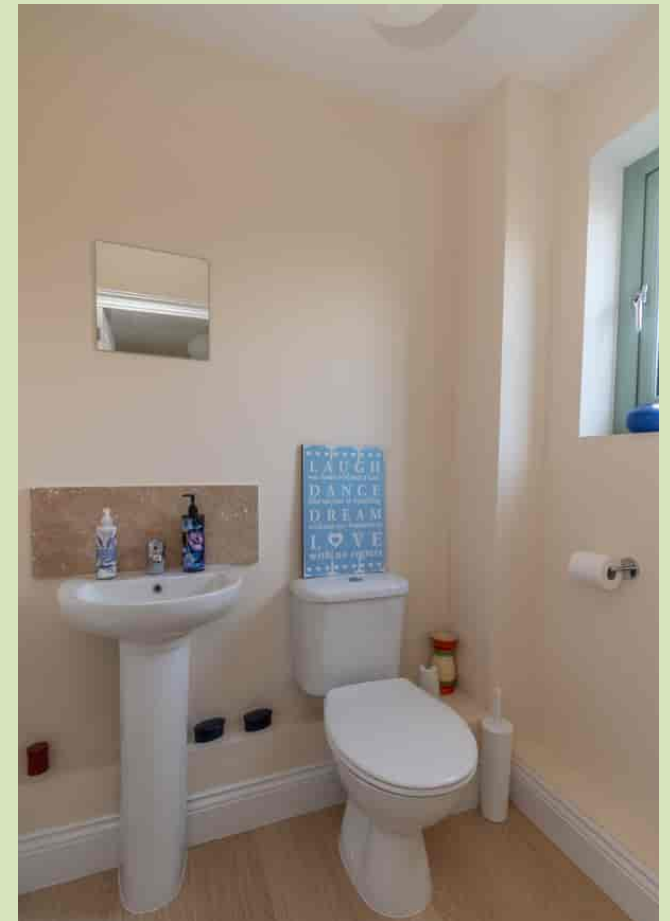
## **FIRST FLOOR LANDING**

Radiator, loft hatch, window to the side with obscured glass and doors to the 3 bedrooms and family bathroom.

## **BEDROOM 1**

3.89m x 3.01m (12' 9" x 9' 11")

Radiator, window to the front and a door leading into:



## **EN SUITE SHOWER ROOM**

2.27m x 0.94m (7' 5" x 3' 1")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled splashbacks, shaver point and extractor fan.

## **BEDROOM 2**

3.56m x 2.88m (11' 8" x 9' 5")

Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

3.56m x 2.49m (11' 8" x 8' 2")

Radiator and a window overlooking the rear garden.

## **FAMILY BATHROOM**

3.88m x 1.46m (12' 9" x 4' 9")

A white suite comprising a panelled bath, pedestal wash basin and WC. Tiled splashbacks, radiator, shaver point, extractor fan and a window to the front with obscured glass.

## **OUTSIDE**

Pipit is set well back from the cul de sac behind a tarmac driveway that provides extensive parking for several cars, boat or caravan etc. Fenced boundary to the side with perimeter shrub borders and a paved walkway to the front entrance door with outside light.

The paved walkway continues to the side of the property where a tall timber pedestrian gate opens onto the rear garden. The garden has been paved for ease of maintenance with tall fenced boundaries, perimeter shrub borders, outside tap and lighting, timber shed.

## **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 where you will see the property a little further up, set back from the road on the left-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.

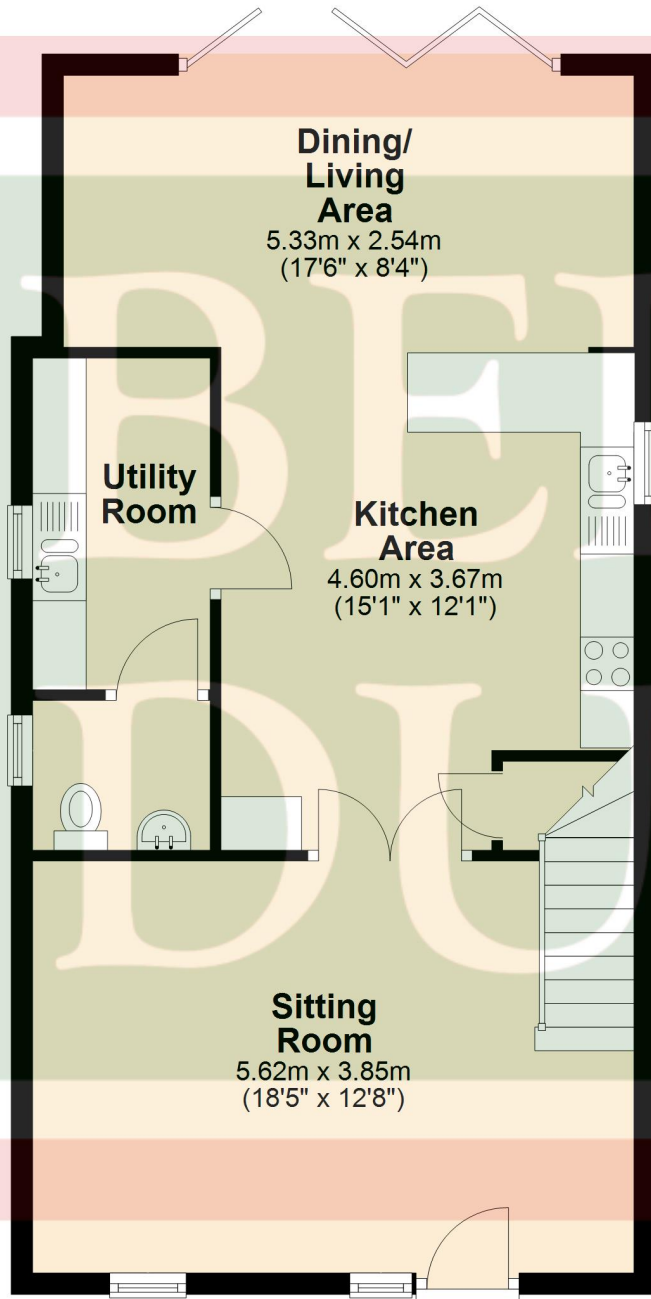
**VIEWING**

Strictly by appointment with the agent.



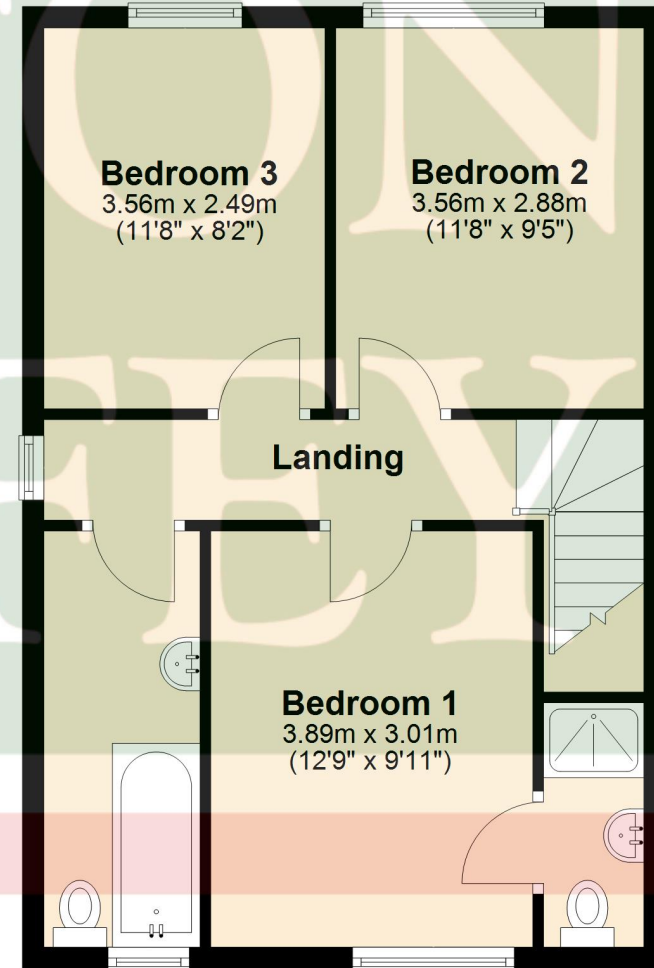
## Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 114.1 sq. metres (1228.6 sq. feet)



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