



**7 Home Piece Road, Wells-next-the-Sea**  
**Guide Price £675,000**

**BELTON DUFFEY**



# 7 HOME PIECE ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1PX

A superbly presented detached 4 bedroom, 2 bathroom house with attractive gardens, parking and a large detached garage.

## DESCRIPTION

Built in 2015 to a high specification, 7 Home Piece Road is a traditionally styled detached house situated on the edge of the popular Staithe Place development on the outskirts of Wells-next-the-Sea. There is superbly presented light and airy accommodation including, to the ground floor, entrance hall, cloakroom, large kitchen/breakfast room, dining room, a study and a spacious sitting room. Upstairs, the landing leads to an en suite principal bedroom, 3 further bedrooms and a family bathroom.

The property also has the benefit of double glazed windows and doors, gas-fired central heating, an intruder alarm and the remainder of its NHBC warranty.

Outside, 7 Home Piece Road stands in attractive gardens to the front and rear with a large garage and driveway parking. The property has been a much loved permanent home for the current owners but would also suit those buyers looking for a low maintenance coastal second home just a 10 minute walk from the town centre and the amenities on offer at Wells-next-the-Sea.

## 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 HALL

4.69m x 2.04m (15' 5" x 6' 8")

A solid door with a window over and outside light leads from the front of the property into the entrance hall with the staircase to the first floor landing, understairs storage cupboard. Radiator, central heating and alarm controls, engineered oak flooring and doors to kitchen/breakfast room, sitting room and study. Door leading into:



## **CLOAKROOM**

1.55m x 1.25m (5' 1" x 4' 1")

Pedestal wash basin, WC, tiled floor and splashback, radiator and extractor fan.

## **KITCHEN/BREAKFAST ROOM**

5.20m x 3.92m (17' 1" x 12' 10") at widest points.

A range of off white Shaker style base and wall units with granite worktops incorporating a recessed one and a half bowl stainless steel sink, tiled splashbacks. Space for a range style cooker with gas connection and stainless steel extractor hood over, integrated appliances including a fridge freezer, dishwasher and washing machine.

Room for a breakfast table and chairs with wiring for a pendant light over, cupboard housing the gas-fired boiler, tiled floor and radiator. Window overlooking the rear garden and French doors leading outside. Door leading into:

## **DINING ROOM**

3.60m x 3.18m (11' 10" x 10' 5")

Engineered oak flooring, radiator and a window overlooking the rear garden. Double doors leading into:

## **SITTING ROOM**

4.69m x 3.74m (15' 5" x 12' 3")

A white stone fireplace housing a gas fire, 2 radiators and a window to the front.

## **STUDY**

3.95m x 2.99m (13' 0" x 9' 10") at widest points.

L-shaped room with a radiator and a window to the front.

## **FIRST FLOOR LANDING**

Built-in airing cupboard housing the hot water cylinder, radiator and loft hatch. Doors to the 4 bedrooms and family bathroom.

## **BEDROOM 1**

3.73m x 3.68m (12' 3" x 12' 1")

Built-in double wardrobe cupboard, radiator and a window to the front. Door leading into:

## **EN SUITE SHOWER ROOM**

1.94m x 1.78m (6' 4" x 5' 10")

Suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, tiled floor and splashbacks, shaver point, extractor fan and a window to the front.



## **BEDROOM 2**

3.37m x 3.26m (11' 1" x 10' 8")

Built-in double wardrobe cupboard, radiator and a window to the front.

## **BEDROOM 3**

3.64m x 2.85m (11' 11" x 9' 4")

Built-in double wardrobe cupboard, radiator and a window overlooking the rear garden.

## **BEDROOM 4**

3.21m x 2.84m (10' 6" x 9' 4")

Built-in double wardrobe cupboard, radiator and a window overlooking the rear garden.

## **FAMILY BATHROOM**

2.45m x 2.13m (8' 0" x 7' 0")

Suite comprising a panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, tiled floor and splashbacks, shaver point, extractor fan and an obscured glass window to the rear.

## **OUTSIDE**

7 Home Piece Road is situated on the edge of the development standing behind a small lawned front garden planted with a low hedge to the front boundary and a paved walkway to the entrance door with outside light.

To the side of the property, there is a gravelled driveway providing parking and leading to the detached garage and a tall timber pedestrian gate to the rear garden. The garden comprises an extensive paved terrace opening out from the kitchen/breakfast room with a lawn beyond. Well stocked perimeter and central borders with fenced boundaries, further south facing patio and a paved walkway to the pedestrian door to the side of the garage. Outside tap and lighting.

## **GARAGE**

9.13m x 3.88m (29' 11" x 12' 9")

An unusually large garage with parking in front. Up and over door, power and light and a pedestrian door to the property's rear garden.

## **DIRECTIONS**

Leave Wells-next-the-Sea town centre heading south on the B1105 and turn left into the Staithe Place development onto Home Piece Road where you will see number 7 a little further up on the left-hand side.





## **OTHER INFORMATION**

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

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.





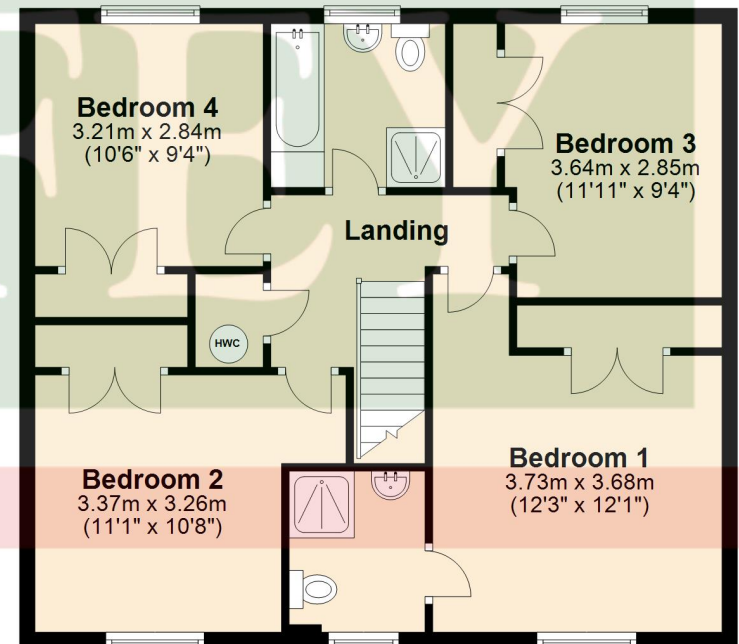
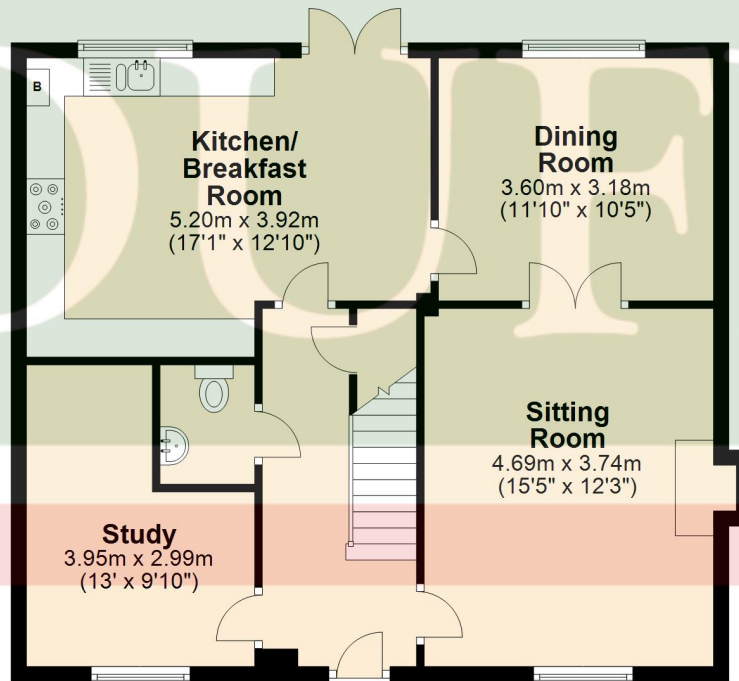
**Garage**  
9.13m x 3.88m  
(29'11" x 12'9")

### Ground Floor

Approx. 102.6 sq. metres (1104.7 sq. feet)

### First Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



Total area: approx. 175.2 sq. metres (1885.7 sq. feet)



## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

