



**27 Mill Court, Wells-next-the-Sea**  
**Guide Price £435,000**

**BELTON DUFFEY**

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

A detached 3 bedroom chalet house with conservatory, garage and gardens, on a popular cul de sac close to the town centre. No onward chain.

### DESCRIPTION

27 Mill Court is a detached chalet house built of mellow brick in a convenient location within a few minutes' walk from the centre of the seaside town of Wells-next-the-Sea. The property would now benefit from some light refurbishment but has spacious living accommodation comprising an entrance hall with cloakroom, kitchen, L-shaped sitting/dining room, conservatory and a lean-to sun room. Upstairs, the galleried landing leads to 3 bedrooms and a bathroom with further benefits including majority UPVC double glazed windows and doors and gas-fired central heating.

Outside, the property has a low maintenance gravelled garden to the front with driveway parking, an attached garage and a wrap around rear garden comprising a shaped lawn and paved terrace.

27 Mill Court 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. 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.

## **COVERED STORM PORCH**

A covered storm porch leads from the front of the property with a glazed UPVC door and glazed panel to the side leading into:

## **ENTRANCE HALL**

Staircase leading up to the first floor landing with understairs storage cupboard, radiator, laminate flooring. Doors to the kitchen, sitting/dining room and cloakroom.

## **CLOAKROOM**

Wall mounted wash basin, WC, vinyl flooring, small window to the front.

## **KITCHEN**

3.02m x 2.58m (9' 11" x 8' 6") A range of wall and base units and laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with gas connection, spaces and plumbing for a washing machine and fridge freezer. Radiator, extractor fan, ceiling spotlights, serving hatch to the dining area, large window to the front and a connecting door to the garage.

## **SITTING/DINING ROOM**

6.18m x 3.97m (20' 3" x 13' 0") at widest points. L-shaped sitting/dining room with a boarded up fireplace, 2 radiators, laminate flooring and fitted display shelving. Large picture window overlooking the rear garden and glazed timber double doors leading into the conservatory.



## **CONSERVATORY**

3.14m x 2.74m (10' 4" x 9' 0") Double glazed UPVC construction with a solid roof allowing for year round use, laminate flooring, radiator and power points. Sliding patio doors leading outside to the rear garden and a partly glazed timber door leading into:

## **SUN ROOM**

2.78m x 2.52m (9' 1" x 8' 3") Lean-to brick and UPVC construction with a solid roof, fitted shelves, spotlights, radiator and a glazed connecting door to the garage.

## **FIRST FLOOR LANDING**

Staircase with a small window to the east, shelved airing cupboard housing the gas-fired boiler, loft hatch and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

3.04m x 2.96m (10' 0" x 9' 9") Dormer window overlooking the rear garden, radiator and a built-in wardrobe cupboard.

## **BEDROOM 2**

3.12m x 3.02m (10' 3" x 9' 11") Dormer window overlooking the rear garden, radiator.

## **BEDROOM 3**

3.02m x 1.91m (9' 11" x 6' 3") Window to the front, radiator and a built-in wardrobe cupboard.

## **BATHROOM**

3.09m x 1.64m (10' 2" x 5' 5") A suite comprising a panelled bath with a shower mixer tap and glass shower screen over, oval wash basin set in a vanity unit with cupboards under, WC with a concealed cistern. Vinyl flooring, tiled splashbacks, radiator and a dormer window to the front with obscured glass.

## **OUTSIDE**

Number 27 is set back off Mill Court behind a low maintenance gravelled front garden with perimeter shrub borders and a paved walkway leading to the front entrance porch. A concrete driveway to the side provides parking and leads to the attached garage.

Picket gates to both sides of the property lead to the rear garden comprising a shaped lawn with perimeter borders and stepping stones to a paved terrace opening out from the conservatory. A pathway leads to the west where there is a useful screened storage area with a timber shed and greenhouse, trellis with climbers, water butt.

## **GARAGE**

5.05m x 2.51m (16' 7" x 8' 3") Electric remote control roller shutter door to the front, power and light, fitted shelving and cupboards. Connecting doors to the kitchen and sun room.

## 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 27 further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## 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.

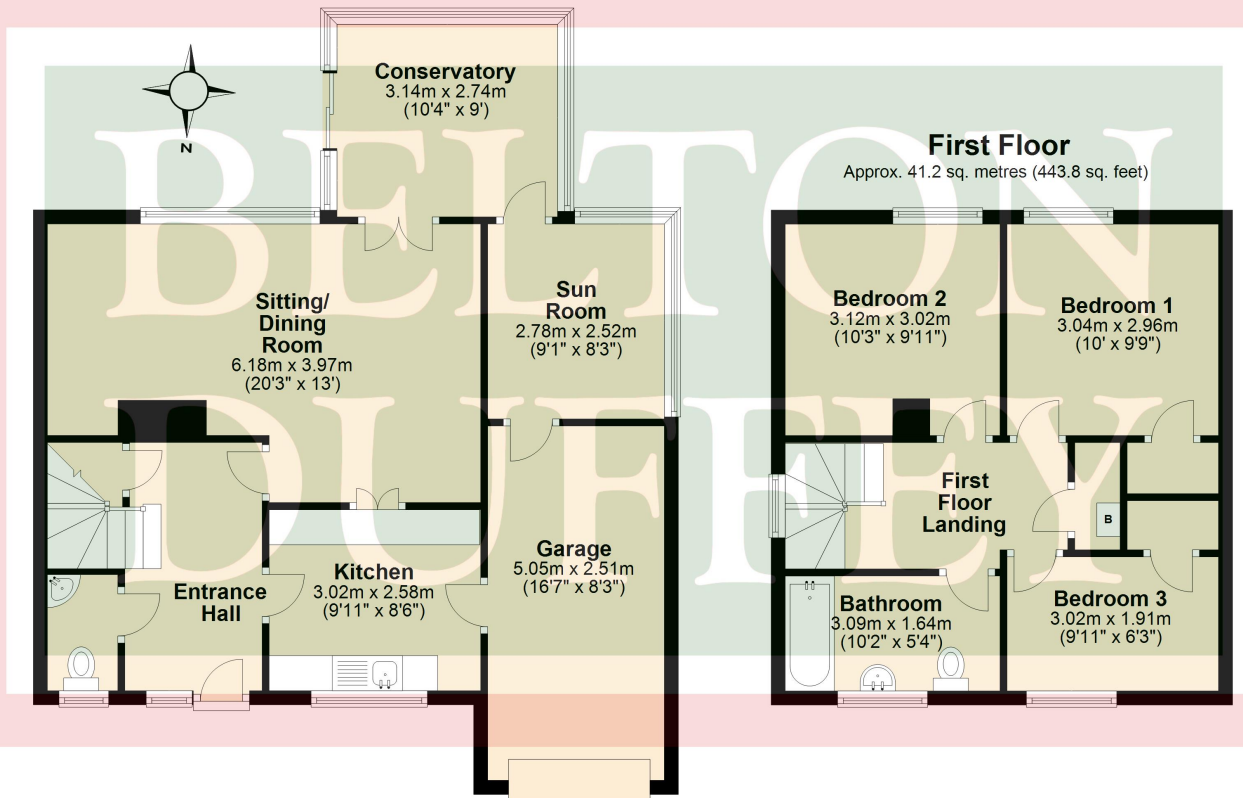
## VIEWING

Strictly by appointment with the agent.



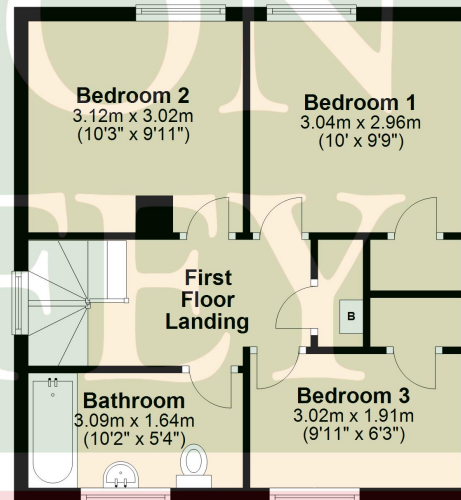
## Ground Floor

Approx. 70.4 sq. metres (757.3 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 111.6 sq. metres (1201.1 sq. feet)





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