



THE STORY OF

2 Rectory Close

Wells-next-the-Sea, Norfolk

SOWERBYS



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2 Rectory Close

Wells-next-the-Sea, Norfolk
NR23 1NB

Peaceful Town Location

Detached Property

Three Bedrooms, Family
Bathroom and an En-Suite

Generous Kitchen and Dining Space

Sitting Room with Large Conservatory

South Facing Garden

Garage and Off Street Parking

Well Presented Throughout

Single Story Living

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Tucked away at the end of a peaceful no-through road, this beautifully presented, and deceptively spacious single-storey home offers an enviable blend of privacy, versatility, and coastal charm.

Set within a wonderfully secluded plot, the property enjoys a sunny southerly rear aspect—perfect for those who appreciate both tranquillity and sunshine.

The home offers generously proportioned and flexible accommodation, ideal for modern family life, multi-generational living, or those seeking space to work from home. All on one level, the layout includes an inviting entrance hallway, an elegant sitting room, a bright and airy garden room, a well-appointed kitchen/dining area, and a study which could easily serve as a fourth bedroom if required.

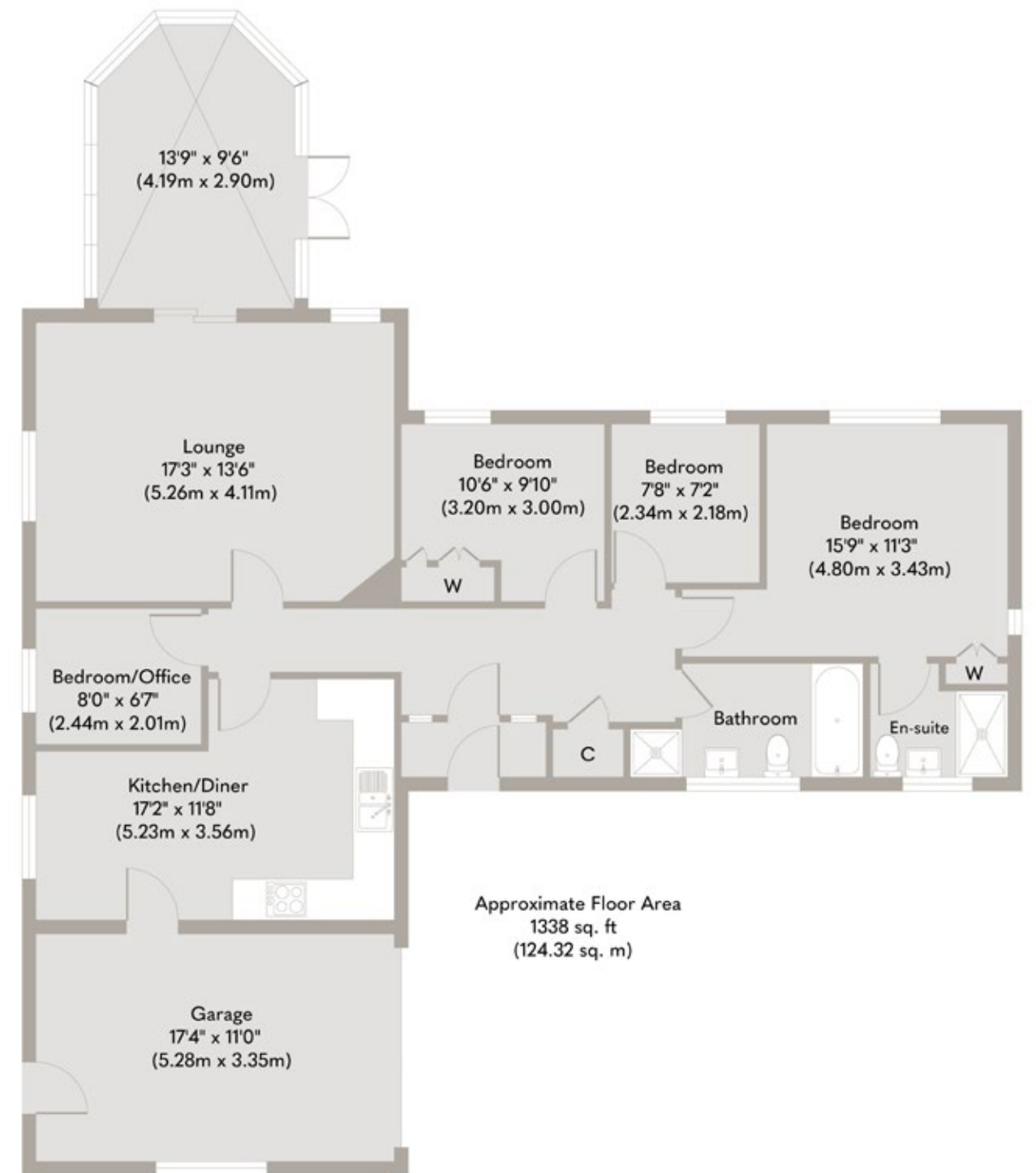
The principal bedroom features its own en-suite shower room, while two further bedrooms are complemented by a stylish, family-sized bathroom.

As well as ample off-street parking, there is also a garage that adjoins the house, ideal for boat storage, canoes, paddleboards, or even a car!

Perfectly positioned just a short stroll from the vibrant centre of Wells-next-the-Sea and its picturesque quay, this charming home combines the serenity of a tucked-away location with the convenience of coastal town living. Whether you're looking for a full-time residence or a tranquil seaside retreat, 2 Rectory Close offers a rare opportunity to enjoy life on the North Norfolk coast in comfort and style.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



Note from Sowerbys



“2 Rectory Close is a rare opportunity to enjoy coastal living in both comfort and style.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0538-3052-9203-6735-4204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///amazed.sundial.called

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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