

Andrew Grant



# Two Ways

Wells-Next-the-Sea NR23 1LD





# Two Ways

East end, Wells-Next-the-Sea NR23 1LD

2 Bedrooms 1 Bathroom 1 Reception

“An enchanting period fisherman’s cottage with an enviable quayside position and the beach just a short walk away...”

Scott Richardson Brown CEO

- Two beautifully appointed bedrooms offering a serene and restful retreat, perfect for unwinding after a day at the beach.
- A well-equipped kitchen with generous storage and ample counter space, ideal for preparing meals with ease.
- Sleek shower room fitted with contemporary fixtures and WC.
- Located just a short walk from the stunning local beach, as well as an array of local amenities, it provides an enviable spot for seaside living.



575 sq ft (53.5 sq m)





## The kitchen and dining area

Upon entering, you encounter the kitchen/dining area featuring shaker-style cupboards, woodblock worktops and a butler sink. Tiled splashbacks complement integrated appliances including an oven, ceramic hob with extractor hood, slimline dishwasher, fridge and washing machine.







## The living area

The living area boasts a cosy wood-burning stove on a pavement tiled hearth with an exposed flue, complemented by engineered oak flooring that extends seamlessly throughout the downstairs and upstairs. A radiator provides additional warmth, while double aspect windows frame the delightful views towards the quay.



## The landing

A winder staircase ascends to the first floor landing, accompanied by an understairs storage cupboard and provides access to both bedrooms and the shower room.





## Bedroom one

Bedroom one provides a spacious double room in this charming period cottage. It boasts oak flooring, a radiator and a north-facing sash window that frames picturesque sea views.





## Bedroom two

Bedroom two is a versatile space currently accommodating two single beds but could easily provide ample room for a double bed. This room features a period cast iron fireplace, oak flooring and an east-facing window offering wonderful sea views.





## The shower room

The cosy shower room features a shower cubicle with a chrome mixer shower, a pedestal wash basin and a WC. Natural light floods in through the ceiling light tunnel, illuminating the space beautifully. Additional highlights include a chrome towel radiator and a stylish tiled floor.









## Location

Wells-next-the-Sea has been a vibrant port for 600 years, with a thriving fishing fleet supplying local restaurants. The town also offers leisure craft moorings, a lively sailing club and popular activities like crabbing.

A mile from the quay, the sandy beach ranks among the top 10 in the UK and features colourful beach huts. Staithe Street offers shops, cafes, galleries and food stores, while Wells Maltings provides live performances.

Named one of the best places to live by The Times, Wells boasts a primary and secondary school rated Good by Ofsted, plus a library, doctor's surgery and hospital. This charming town combines natural beauty with modern amenities.

## Services

Mains water, mains drainage and mains electricity. Electric combi boiler heating.

## Council Tax

The Council tax banding for this property is **Band C**

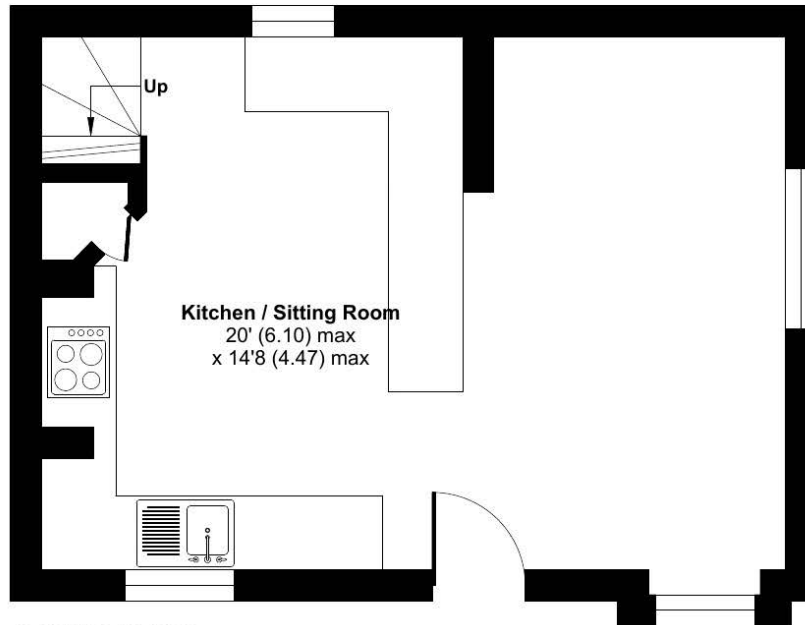


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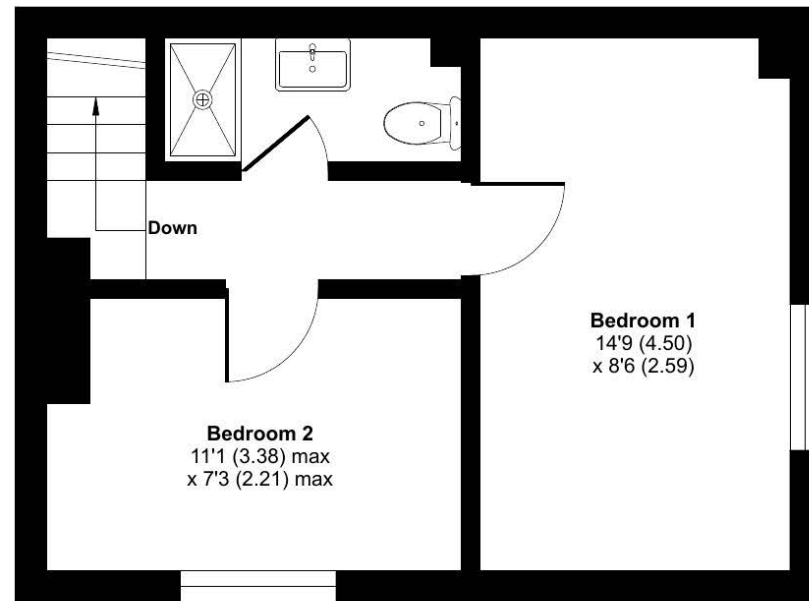


Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1139814

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact



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