



THE STORY OF

# Jutes

*Wells-Next-The-Sea, Norfolk*

**SOWERBYS**

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# Jutes

3 Invaders Court, Wells-Next-The-Sea,  
Norfolk, NR23 1JW



Detached Modern Home

Extended to the Rear and Side

Ideal Modernised Kitchen/Breakfast Room

Dual Aspect Sitting/Dining Room

Three Bedrooms and Two Bathrooms

Off Road Parking and Garage

Enclosed Part Walled Garden Plot

Solar Panels

Sold as Seen

No Onward Chain



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We have loved everything there is to love about Wells, this has been a cherished second home.”

This immaculately presented property is well-located in the popular seaside town of Wells-Next-The-Sea, just a short stroll from the quayside.

Jutes has been much loved by our sellers, who have enjoyed entertaining family and friends here over the years. It has been an ideal home from home, especially when they designed and built the extension to the rear and side. Comprising a contemporary kitchen/breakfast room which incorporated a vaulted ceiling

and access to the rear garden, plus a side extension giving you storage to the ground floor and a delightfully modernised shower room to the first floor.

The sitting room is ideal for more formal dining and relaxing after a day on the beach, playing games at the table and enjoying family meal times. Upstairs, the three bedrooms are filled with light and sea views, served by the two bathrooms.





Outside, there is off-road parking close to the gated access to the enclosed plot. Further parking and a garage are also included. The part-walled garden is a particular favourite place for our vendors, who have enjoyed creating a beautiful space that is both child and dog-friendly.

Having access to all of the amenities has also been a great positive. Without having to get in the car, there is access to shops, supermarket, quay, and beach. The addition of the store to the side of the house has ensured all of the beach and garden paraphernalia are stored comfortably away.

It is with a heavy heart that Jutes is to be sold, but it is time for a new custodian to create their own memories in a house that has been much cherished.





“We have enjoyed being close to the beach and entertaining friends at our home.”



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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## ALL THE REASONS

## Wells-next-the-Sea

IN NORFOLK  
IS THE PLACE TO CALL HOME

Wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddleboarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking



the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.

For a hit of culture, head to Wells Maltings, an elegant heritage and community centre just off the quay which houses a theatre, cinema, gallery and café-bar. While away an afternoon browsing the town's galleries – The Staithe Gallery, Gallery Plus and Quay Art – for some artwork to adorn your home. Discover gorgeous homewares at Nomad and the Bowerbird, relaxed country clothing at Christopher William Country and eco-friendly clothing and toys for little one at Ele and Me. Traditional butcher Arthur Howell is the place locals go to for high quality meat, and you might be lucky enough to bag some freshly caught fish straight off the boat, on the harbour wall. The Real Ale Shop at nearby Branthill Farm is a must for craft beer drinkers.

Alternatively treat yourself to a delicious meal at The Globe Inn or Crown Hotel overlooking the green, or push the proverbial boat out and head to Michelin-starred Morston Hall. For a simpler, yet equally quintessential Wells experience, share a box of fish and chips from French's on the harbour wall and watch the sun slowly set over the water. Imagining yourself here already? Could this be your dream coastal home?



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///declines.caked, straying

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# SOWERBYS



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