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COAST & COUNTRY LIVING



# Finer Details



3 bedroom semi detached cottage

Country kitchen

Sitting / dining room with views of the Wells pine forest

Large master with ensuite

2 further large bedrooms

Modern newly fitted shower rooms

Easy to maintain courtyard garden

Private driveway

Tucked away town location

Avocet View is a beautiful seaside cottage situated in the heart of Wells-next-the-sea on the North Norfolk Coast only a few minutes walk to the quay and 10 minutes onto the much loved sandy beach with its never ending skyline and iconic colourful beach huts.

The deceptively spacious single level cottage has been beautifully renovated and benefits from views of the iconic pine forest that backs onto the beach, whilst being within a few minutes walking distance of all the fantastic independent shops and eateries the town offers.

Avocet View would make a great home or holiday retreat and offers a fantastic lifestyle to its new owners.



As I enter Avocet View, I'm immediately aware of the sense of space and charm this property has to offer, the entrance hall is spacious with built in cupboards essential for coats and shoes with wood flooring underfoot.

Turning to the left I enter a well equipped quality kitchen with painted units and solid wood worktops allowing space for a fridge freezer , the kitchen has a large window that allows plenty of light to flood into this stunning kitchen.





From the kitchen I step into the spacious sitting / dining room , what a fantastic space with a large window overlooking the park and pine forests, I would certainly not tire of these views! With plenty of space to relax and enjoy as well as entertain, the proportions of this home are hidden by a modest exterior.

From the living area a glass door leads out onto the patio area which has been designed to enjoy the views towards the beach. There is plenty of space for a barbecue and to enjoying eating outside , the patio can also be accessed from a wooden gate from the driveway.











Back into the entrance hall I come upon the first of the double bedrooms, at present it is dressed with 2 single beds but would easily accommodate a double bed. A large window allows lots of natural light to flood in making this a fantastic room for guests or children.

The family shower room features new sanitary ware benefiting from a large double walk in shower and heated towel rail, panelling and high quality tiles complete the opulent feel of this room.











Further along the hallway I reach the second of the double bedrooms, again with a large window allowing lots of natural light. All the bedrooms feature good quality carpet.

The Master bedroom suite at the end of the hall way is of good size with double aspect windows and features an ensuite with quality sanitary ware and double shower. This room is bright and spacious and the owners have spent time adding to this property to make it a fantastic home.

At present this property has been operated as a very successful holiday let and enjoyed regularly by the owners.













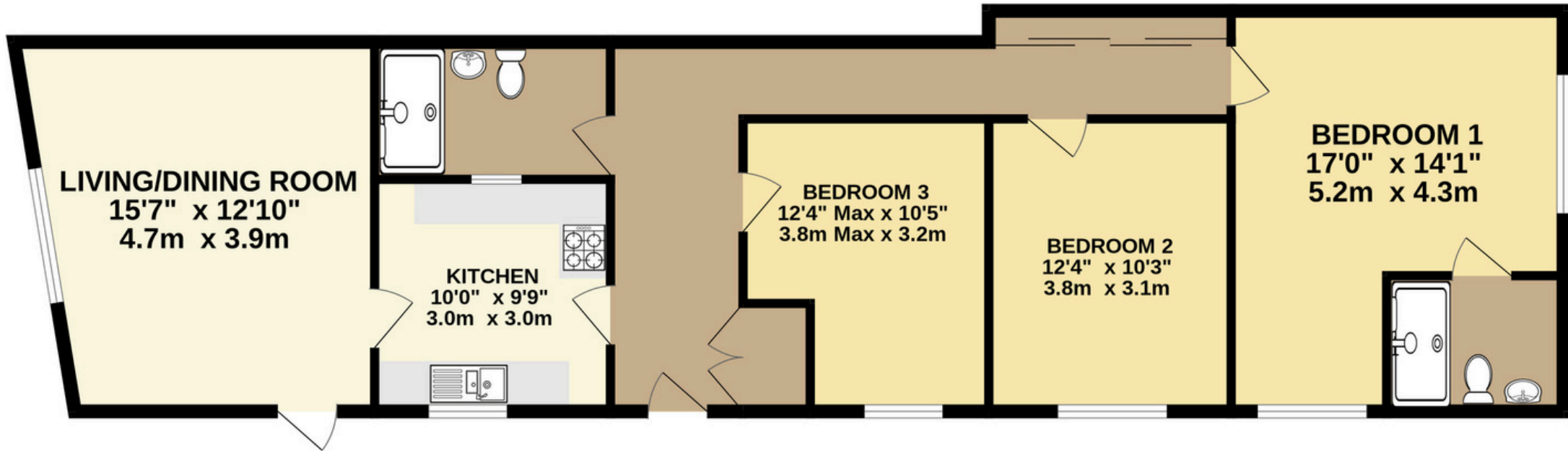
The property benefits from an easy to maintain courtyard and parking, however the location of this property cannot be beaten. Situated a short stroll from Wells Quay and beach, this fantastic home is at the forefront to enjoy all that wells has to offer in one of the most sought after locations on the North Norfolk Coast. Its new owners are sure to relish all this offers.







**GROUND FLOOR**  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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