



## Mill Court, WELLS-NEXT-THE-SEA. NR23 1HF.

Offers sought in the region of  
**£450,000**

Freehold.

Modern detached Bungalow with spacious, gas centrally heated and double glazed accommodation, including an 'L' shaped Sitting room/dining room (20ft x 15ft), fitted kitchen and 2 double bedrooms.

Easily maintained front garden. Double car parking space and Garage. West facing rear Garden laid to gravel with South facing Summer House.

Located in a popular cul-de-sac development about 0.3 mile from the Town Centre.

EPC: TBC.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



**Directions:** From the Agent's office proceed Westward along Station Road, and continue into Mill Road. Turn left into Southgate Close, and follow the road around to the left into Mill Court. Continue around to the right, down the hill, and the property is on the right, near the end of the cul-de-sac.

**Services:** All mains services are connected to the property.

**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Council Tax Band:** "C".

**Location:** Wells-next-the-Sea is an attractive Georgian Town and Port on the North Norfolk coastline, with a fine sandy beach, and creeks and marshes providing sheltered moorings, within an area designated as being of outstanding natural beauty, and ideal for bird watching. The Town has nursery, primary and secondary schools, doctor's surgery, 2 supermarkets, petrol station and a full range of diverse, independent shops. Further shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, (10 miles to the South), and the City of Norwich, with its international airport and direct rail link to London (Liverpool Street) is 35 miles distant.

To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

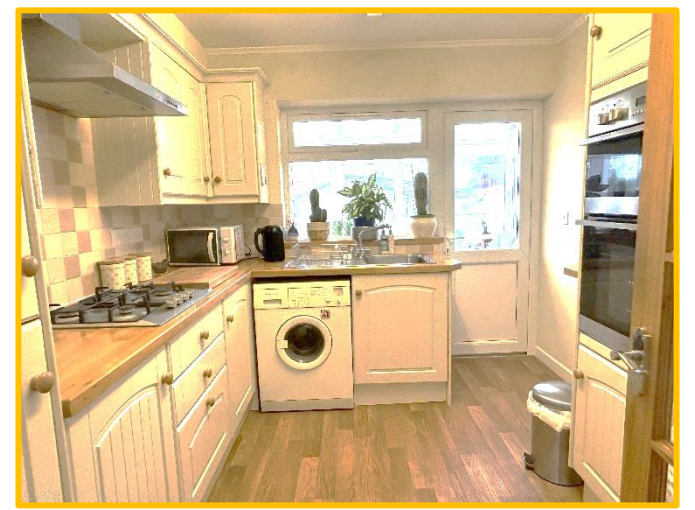
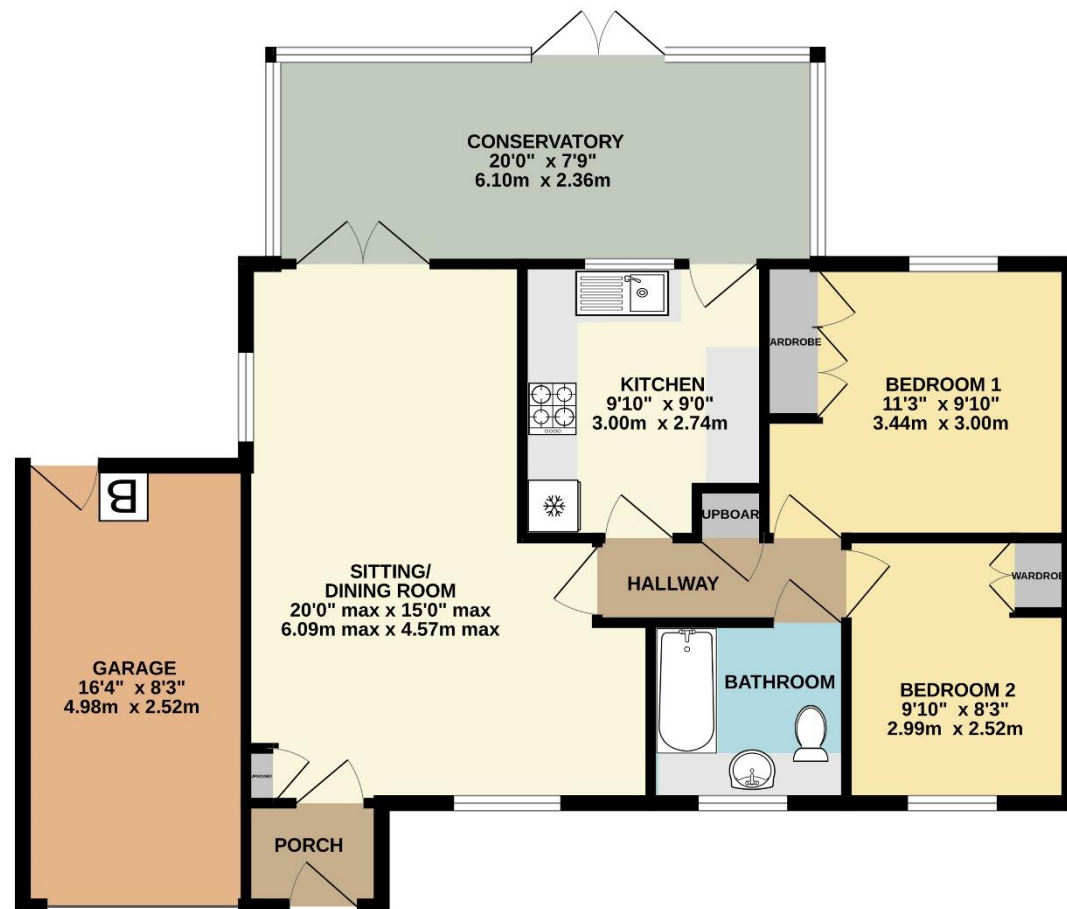
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They do not constitute part of an offer or contract.

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**Enclosed Entrance Porch:** Half double glazed front door.

**'L' shaped Sitting/Dining room: 20'0" x 15'0", (6.0m x 4.6m) max.** A triple aspect room, with built in shelved cupboard. 3 TV points, 4 Telephone points. Twin double glazed doors to conservatory. Glazed door to;

**Inner Hallway:** Built in shelved cupboard. Hatch to roof space.

**Kitchen: 9'10" x 9'0", (3.0m x 2.7m).** Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards, drawers, and *"Bosch"* washing machine under. Further fitted work top with tiled splashback and built-in *"Lamona"* 4 ring gas hob with stainless steel extractor hood over. Built in *"Lamona"* double oven with cupboard under and over. Pull out cupboard to side. Fitted shelf with cupboard under. Built in fridge/freezer. Matching range of wall mounted cupboard units. Strip light. Glazed door to inner hall. Half double glazed door to;

**Conservatory: 20'0" x 7'9", (6.1m x 2.4m).** Polycarbonate roof. Fitted roller window blinds. Fitted shelved cupboard. Two wall lights. Twin double glazed doors to garden.

**Bedroom 1: 11'3" x 9'10", (3.4m x 3.0m) max.** Built-in double wardrobe cupboard, with adjoining shelf with cupboard under. Telephone point.

**Bedroom 2: 9'10" x 8'3", (3.0m x 2.5m) max.** Built in wardrobe cupboard with drawers under. TV point. Roller blind.

**Bathroom:** White suite of panelled bath with tiled surround, mixer tap/shower fitting & glass screen over. Hand basin with mixer tap. Low level WC. Fitted shelf with tiled splashback, and cupboard under. Heated towel rail. Extractor fan. Shaver point. Roller blind.

**Outside:** To the front of the property is a gravelled garden with well stocked flower border. A paved area and twin concrete runways providing **off street parking** and lead to an attached **Garage 16'5" x 8'3" (5.0m x 2.5m)**, with up and over door, *"Vaillant"* wall mounted gas fired Combi central heating boiler, (installed October 2022), electric light, power points, concrete floor, fitted shelves, double glazed personal door.

To the rear of the property is a well enclosed panel fenced and brick walled garden, being easily maintained and laid mainly to gravel with flower border. Timber and felt roofed, South-facing **Summer House 8'0" x 6'0" (2.4m x 1.8m)**, with double, part glazed entrance doors.

