



The Buttlands, Wells-next-the-Sea

SOWERBYS

Upon arrival to Spicer's, prospective tenants are welcomed into a grand entrance hall, which leads to the sprawling ground floor accommodation.

The bespoke modern fitted kitchen is home to an abundance of both cupboard and worktop units, perfect for those looking to display their culinary skills. The kitchen is inclusive of an electric cooker with gas hob, in addition to a dishwasher and space for a fridge freezer.

Complete with a french door leading to a private hard-landscaped enclosed garden, the open-plan dining area lends itself to entertainment and reception throughout all times of the day. Neighbouring the kitchen, prospective tenants will find a utility room with both a washing machine and tumble dryer being offered as a goodwill gesture.

Flooded in natural light, the cosy sitting room, benefiting from an operational fireplace, is the ideal spot for relaxing after a day of exploring the thriving market town and breathtaking coastline beyond. Adjacent to the sitting room is a further versatile reception room enjoying an aspect of the neighbouring Buttlands green. Completing the ground floor accommodation is a cloakroom with wash basin and WC.

Stairs located in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The primary bedroom, located to the rear of the property, is an extensive double room benefiting from the luxury of an en suite comprising a shower over bath, wash basin, WC, and a heated towel rail. The second bedroom, again a versatile double room, enjoys an aspect out over the green and has a matching en suite to that of the primary bedroom.

Both the third & fourth bedrooms at Spicer's are generous double rooms allowing for all traditional furnishings. Both bedrooms are complete with en suite facilities comprising a shower, wash basin, WC, and a heated towel rail.

The private rear enclosed garden has been hard-landscaped, making it desirably low maintenance. Exposed to the afternoon and evening sun, the garden provides an unrivalled setting for external entertainment amongst the upcoming warmer months. Beyond the garden, prospective tenants will find allocated off-road parking for one vehicle.

Spicer's is available now on an initial 12-month tenancy.

WELLS-NEXT-THE-SEA

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.

AGENTS NOTE

Unfurnished.

Available now.

Pets by negotiation.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///satin.caring.danger](https://www.what3words.com/#!/en/satin.caring.danger)



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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

