



Marsh Lane,
Wells-Next-The-Sea

SOWERBYS

A delightful single storey residence nestled discreetly next to open paddocks with views of the church in the picturesque coastal town of Wells-next-the-Sea. The property offers a bright and cosy sitting room with a focal freestanding wood-burner and sliding doors into the garden room. The contemporary shaker-style kitchen/breakfast room offers an integrated double oven, ceramic hob, extractor and freestanding appliances. A central hallway provides access to both bedrooms and the bathroom. The main bedroom is a double room with dual aspect and the second bedroom is a single room. Both bedrooms offer built-in wardrobes. The property is fuelled by gas fired central heating with double glazed windows throughout. Outside the property is approached via a side pathway which leads to the delightful well-maintained garden which is to the front elevation. The south-facing garden is part shingled and partly laid to lawn with mature flower beds and borders. There is access to a timber garden shed with power and lighting. The property further benefits from a single off-road parking space.

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.

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. Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water. Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?

AGENT'S NOTES

No pets
No smokers
Unfurnished
Six Months Only
Available 1st July
Garage not included

COUNCIL TAX

Band C.

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: TBC



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.



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