



THE STORY OF

# Mousetrap

*Wells-next-the-Sea, Norfolk*

SOWERBYS



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# Mousetrap

Wells-next-the-Sea, Norfolk  
NR23 1JA

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Semi-detached Bungalow in the  
Heart of Wells-Next-The-Sea

Beautifully Modernised and Immaculately  
Presented Throughout

Stunning Open Plan Living and Dining Space

Cosy Wood Burning Stove

Three Generous Double Bedrooms

Two Well-Appointed Bathrooms

Private Courtyard Garden and Front Seating Area

Off Street Parking

Successful Established Holiday Let Opportunity

Offered with No Onward Chain

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Mousetrap is a wonderfully presented three double bedroom semi-detached bungalow, perfectly positioned just off Church Street in Wells-next-the-Sea. Enjoying attractive views towards the church and just a short stroll from both the picturesque Buttlands and the bustling quay, this charming home offers the very best of coastal living, with independent shops, cafés, restaurants and the stunning North Norfolk coastline all within walking distance.

The heart of the property is the stunning open plan living and dining space, thoughtfully arranged for modern living and entertaining alike. Filled with natural light and centred around a cosy wood-burning stove, it creates a warm and inviting setting, perfect after brisk winter walks or sunny summer strolls. The well-appointed kitchen provides ample storage and workspace, while the generous dining and seating areas make it an ideal place for gathering with family and friends.

Each of the three double bedrooms is well proportioned and beautifully presented, offering comfortable and versatile accommodation for both family and guests. The property has been carefully maintained and stylishly finished throughout, presenting future buyers with a move-in-ready home.

Outside, the property benefits from off-street parking, a private rear courtyard garden ideal for al fresco dining and summer entertaining, and an attractive front seating area from which to enjoy the peaceful surroundings and views towards the church.

Offered with no onward chain, Mousetrap presents an excellent opportunity as a permanent residence, stylish second home or thriving holiday let investment, as it currently operates.

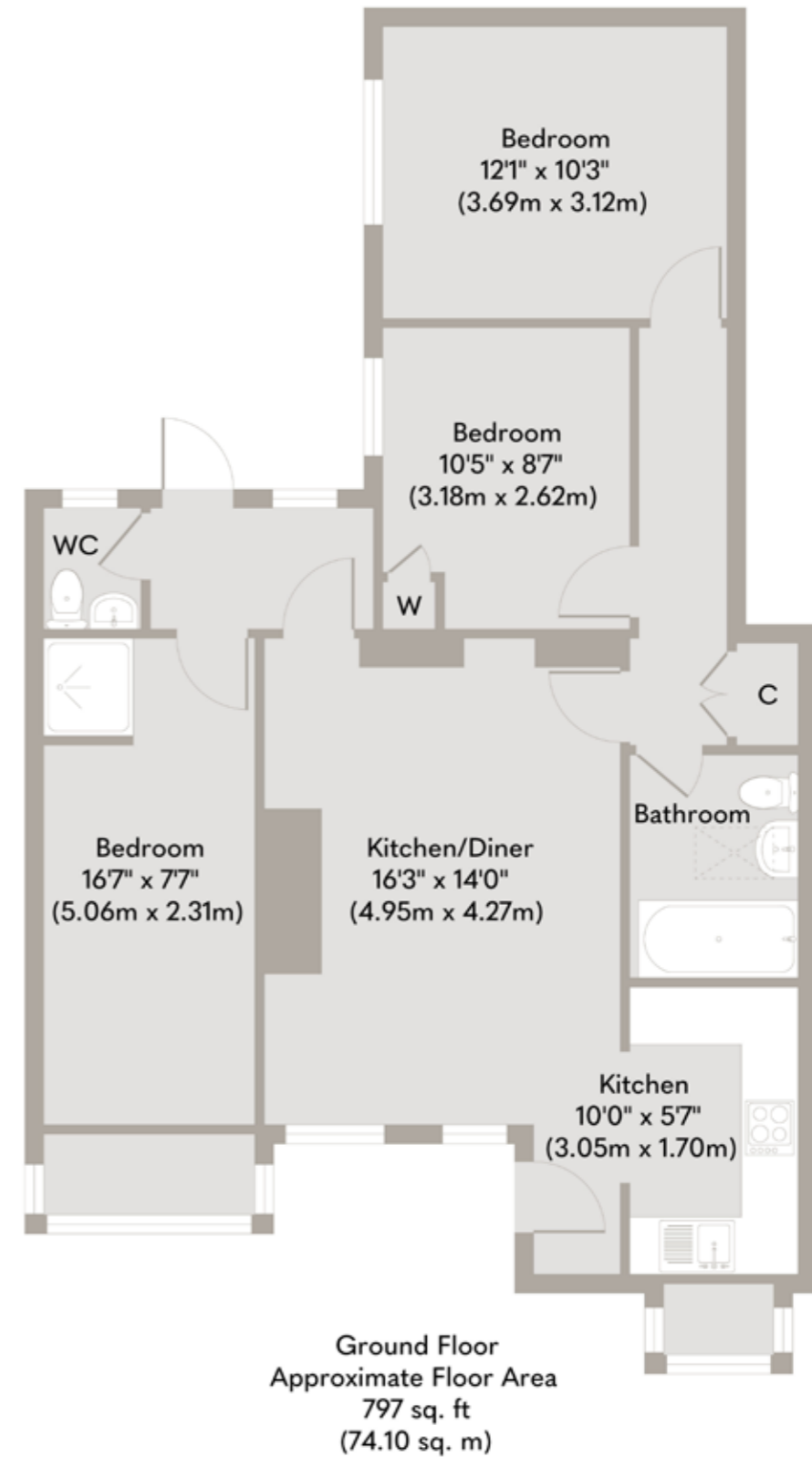




Stylish open plan spaces,  
a cosy wood burner and  
the very best of Wells-  
next-the-Sea on the  
doorstep.



Combining character, comfort and an exceptional location in the heart of this sought-after coastal town, this is a wonderful home ready to be enjoyed from the moment you arrive.



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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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

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.

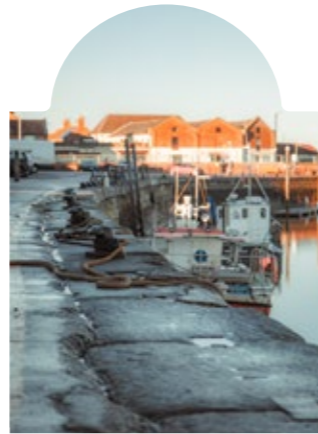
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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.

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?



## Note from Sowerbys



“Perfectly placed just moments from the quay and Buttlands, Mousetrapp offers relaxed coastal living.”



### SERVICES CONNECTED

Mains water, gas and electricity. Gas central heating.

### COUNCIL TAX

Band to be confirmed.

### 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: ///litters.printouts.carver

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# SOWERBYS

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