



The  
Dukes

THE STORY OF

# The Dukes

*Wells-next-the-Sea, Norfolk*

SOWERBYS



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

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Beautifully Presented Three Bedroom  
Semi-Detached Home

Positioned in the Heart of Wells-Next-The-Sea

Impressive South Facing Kitchen  
/ Living / Dining Space

Raised Balcony Decking Enjoying  
Open, Sunny Aspects

Three Well-Proportioned Bedrooms  
and Two Bathrooms

Versatile Additional Room Ideal  
as a Home Office or Study

Generous South Facing Rear  
Garden with Garden Room

Multiple Patio Areas Designed for  
Entertaining and Al Fresco Dining

Off Street Parking and Double Garage

Offered With No Onward Chain

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A beautifully presented three-bedroom semi-detached home, positioned just off Church Street in the very heart of Wells-next-the-Sea, offering a compelling blend of coastal character and contemporary design. Thoughtfully arranged and filled with natural light, this is a home that has been carefully considered for both everyday living and relaxed entertaining.

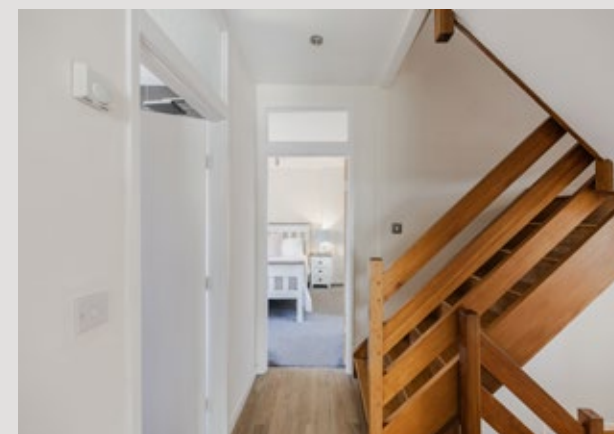
The first floor forms the focal point of the property, where a striking open-plan kitchen, living and dining space unfolds. Enjoying a south-facing aspect, this room is bathed in sunlight throughout the day. The layout boasts clearly defined yet connected areas for cooking, dining and unwinding. Doors open directly onto a raised balcony deck, extending the living space outdoors and providing the perfect setting for morning coffee or evening drinks, accompanied by fresh coastal air.

The accommodation is both balanced and versatile. Three well-proportioned bedrooms are arranged to suit a variety of lifestyles, whether as a permanent residence or a coastal retreat for family and guests. Two bathrooms serve the home, finished in a clean and contemporary style. In addition, a further room on the upper level offers an ideal space for a home office.

On the ground floor, the connection to the garden is seamless. A delightful garden room enhances the overall flow of the home, offering an additional space to gather, dine or simply enjoy views of the outside. This room works equally well as an entertaining area or a quiet retreat, adapting effortlessly with the seasons.



Atypical, yet deeply  
homely - a house that  
feels both unique and  
comforting from the  
moment you arrive.





The outside space is a particular highlight. The south-facing rear garden is generous and thoughtfully arranged, providing a sense of privacy and calm. Designed for ease and enjoyment, it features multiple areas for seating and entertaining, including the raised decking and two separate patio spaces, ideal for summer barbecues and alfresco dining. The garden strikes a balance between practicality and charm, offering both open areas for relaxation and more intimate corners to unwind.

Practical features have been equally well addressed. Off-street parking, a valuable asset in such a central coastal setting, while the double garage provides excellent storage or potential for further use, subject to requirements.

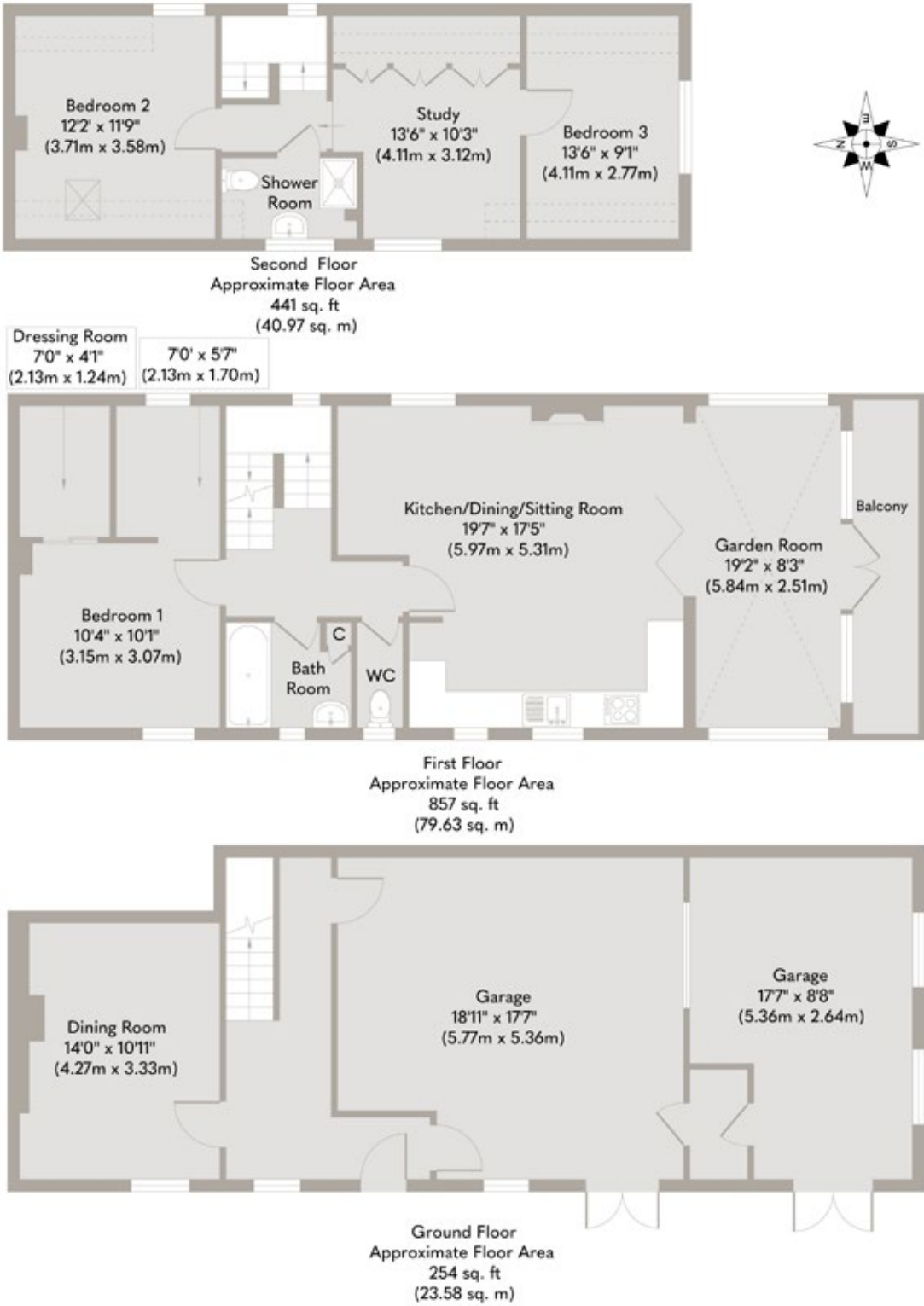
The location is one of convenience and lifestyle. Just a short walk leads to the quay, where the ever-changing harbour views create a distinctive backdrop to daily life. The elegant green of the Buttlands, independent shops, and well-regarded places to eat are all within easy reach, allowing for a pace of living that feels both connected and unhurried.

Offered with no onward chain, this is an exceptional opportunity to acquire a light-filled, well-appointed home in one of North Norfolk's most appealing coastal towns. Whether as a main residence, a second home or an investment, it presents a considered balance of style, comfort and location.



Life here has always felt more relaxed - a slower pace, with nature and community right on your doorstep.





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.

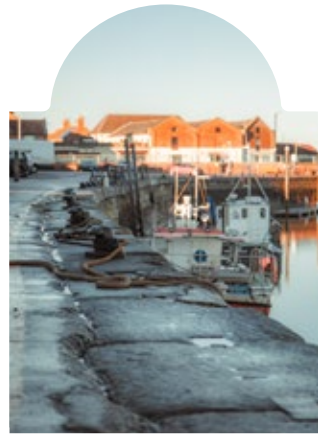
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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 the Vendor



“Having lived here on and off for most of my life, it’s been wonderful to see Wells evolve into a vibrant, year-round destination.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:-0269-2863-7585-9321-7335

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: ///couch.scraping.billiard

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# SOWERBYS

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