



INTRODUCING

Nethercote

Russell Close, Wells-next-the-Sea

SOWERBYS

Land & New Homes Specialists

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Nethercote

Russell Close, Wells-next-the-Sea, NR23 1BX



Accommodation Set Over Three Floors

Three Bedrooms (Two En-Suite)

Seperate Study

Private Turfed Garden

Upper Floor Sea Views

Built by Highly Regarded Local Developer

Highly Efficient Air Source Heating

Shared Boat Store

High Specification Finish Throughout



SOWERBYS WELLS OFFICE

01328 711711

wells@sowerbys.com



"Spend the day exploring the coast with fish and chips and migrating birdlife in abundance..."

The quintessential townhouse but with all the country living lifestyle Norfolk offers.

Throw open bi-fold doors onto the garden and enjoy sipping morning coffee to the sound of birdsong.

Tucked quietly on the mid and end of the terrace, The Baltic and The Nethercote are perfectly placed to make the most of North Norfolk living. Spend the day exploring the coast with fish and chips and migrating birdlife in abundance, or

hit the independent and high street shops of our cathedral city Norwich.

When dusk comes a tipple on your Juliet balcony off the bedroom offers a secret escape. Wash away the day in the bathroom, complete with Hans Grohe taps, rain head and riser showers, Duravit wall hung Vanity units and mirrors.



This is a family home with three bedrooms. Two are found on the first floor, served by an en-suite and family bathroom. There is a study perfectly placed on this floor too. A delightful second floor is fully occupied by the principal bedroom complete with en-suite shower room.

With these rooms and the home's open plan living space is light and airy and designed for entertaining. The ultimate space to welcome friends and family.

“The ultimate space to welcome friends and family.”



Whether it's a chatting over a tea in the lounge or a meal prepped in the kitchen, finished with Siematic cupboard doors, worktops and upstands. Here you'll find all appliances included; a Neff oven/microwave, fridge freezer, dishwasher and washer/dryer. Bora Pura hob and built-in extractor.

Created by an established developer, Whisky Developments by Grocott and Murfit, This is a home full of local pride.



From award winning specialist builders based in the heart of north Norfolk to their in-house team of expert architects, project managers and quantity surveyors.

High efficiency Mitsubishi Air Source Heating with underfloor heating to the ground floor will prepare you for all the British seasons.

“Enjoy summer evenings in your turfed garden after a day on the water - a shared boat store is available, whilst off road parking provides additional practicality.”



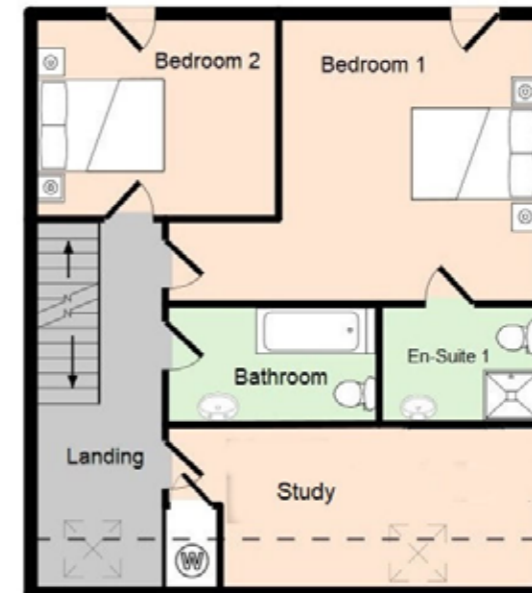
THE BALTIC & NETHERCOTE
Specification

- Stylish living/kitchen/dining spaces at the heart of each home, perfectly designed for socialising and entertaining
- Beautifully finished kitchens, with Siematic cupboard doors, worktops and upstands
- Integrated appliances including Neff oven/microwave, fridge freezer, dishwasher and washer/dryer. Bora Pura hob and built-in extractor
- Contemporary bathrooms including Hans Grohe taps, rain head and riser showers, Duravit wall hung Vanity units and mirrors
- Planitherm Natural double-glazed windows and Smart Anthracite external doors
- Private gardens to all plots including turf and planting as well as outside tabs and exterior lighting to front
- Shared Boat store for special days out on the water
- High efficiency Mitsubishi Air Source Heating with underfloor heating to the ground floor

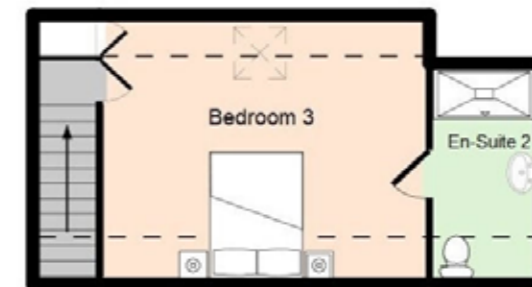
Ground Floor



First Floor



Second Floor



Approximate internal area
 157.93 sq.m / 1,700 sq.ft.

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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ALL THE REASONS

The Three Lifeboats



IN WELLS-NEXT-THE-SEA
IS THE PLACE TO CALL HOME



Wonderful Wells!
With its sandy beach
and pretty candy-striped huts, it's
easy to understand
why this sleepy coast-

al town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddleboarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.



For a hit of culture, head to Wells Maltings, an elegant heritage and community centre just off the quay which houses a theatre, cinema, gallery and café-bar. While away an afternoon browsing the town's galleries – The Staithe Gallery, Gallery Plus and Quay Art – for some artwork to adorn your home. Discover gorgeous homewares at Nomad and the Bowerbird, relaxed country clothing at Christopher William Country and eco-friendly clothing and toys for little one at Ele and Me. Traditional butcher Arthur Howell is the place locals go to for high quality meat, and you might be lucky enough to bag some freshly caught fish straight off the boat, on the harbour wall. The Real Ale Shop at nearby Branthill Farm is a must for craft beer drinkers.

Alternatively treat yourself to a delicious meal at The Globe Inn or Crown Hotel overlooking the green, or push the proverbial boat out and head to Michelin-starred Morston Hall. For a simpler, yet equally quintessential Wells experience, share a box of fish and chips from French's on the harbour wall and watch the sun slowly set over the water. Imagining yourself here already? Let's find your dream coastal home...



WELLS-NEXT-THE-SEA QUAY
Historic photograph of the quay at Wells-next-the-Sea



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: /// inched.bluff.cheeses

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