



**19 Market Lane, Wells-next-the-Sea**  
**Offers in Region of £525,000**

**BELTON DUFFEY**



## 19 MARKET LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HJ

A modern garage link detached house with spacious 3 bedroom, 2 bathroom, accommodation, driveway parking, garage and gardens on the outskirts of Wells-next-the-Sea. No chain.

### DESCRIPTION

19 Market lane is a well-proportioned link detached family house situated on a popular road on the outskirts of the seaside town of Wells-next-the-Sea and within walking distance of the town's amenities.

The property would now benefit from some light refurbishment with ground floor accommodation comprising a porch, entrance hall, kitchen/breakfast room with a separate utility, shower room, dining room, sitting room and conservatory. Upstairs, the landing leads to 3 bedrooms and a well appointed shower room. Further benefits include UPVC double glazing throughout, timber internal doors, gas-fired central heating with a gas fire in the sitting room and parquet flooring to many of the rooms.

Outside, the property stands set back from the road behind a brickweave driveway proving parking for several vehicles and leading to the attached garage with an attractive garden to the rear.

19 Market Lane is being offered for sale with no onward chain.

### SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.



## **PORCH**

2.40m x 1.06m (7' 10" x 3' 6")

A partly glazed composite door leads from the front of the property into the porch with space for coat hooks and shoe storage etc, window to the front, tiled floor and a glazed timber door leading into:

## **ENTRANCE HALL**

4.23m x 2.00m (13' 11" x 6' 7")

Staircase leading up to the first floor landing with a deep understairs storage cupboard, further built-in cupboard, radiator, parquet flooring and doors to the kitchen, sitting room and a connecting door to the garage.

## **KITCHEN/BREAKFAST ROOM**

3.79m x 3.49m (12' 5" x 11' 5")

A range of base and wall units with laminate worktops incorporating a twin bowl stainless steel sink unit, tiled splashbacks. Cooker space, room for a small breakfast table and chairs, radiator, window overlooking the rear garden and doors to the utility room and dining room.

## **UTILITY ROOM**

2.54m x 1.96m (8' 4" x 6' 5")

Space and plumbing for a stacked washing machine and tumble dryer, fridge freezer space, radiator, window and a partly glazed composite door leading outside to the rear garden. Door to:

## **GROUND FLOOR SHOWER ROOM**

2.54m x 0.83m (8' 4" x 2' 9")

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin, WC. Tiled walls, chrome towel radiator, electric wall heater and a window to the rear with obscured glass.

## **DINING ROOM**

3.49m x 3.20m (11' 5" x 10' 6")

Parquet flooring, radiator, glazed timber doors to the sitting room and sliding aluminium patio doors leading into:

## **CONSERVATORY**

2.84m x 2.83m (9' 4" x 9' 3")

UPVC double glazed construction with a polycarbonate roof, quarry tiled floor and French doors leading outside to the rear garden.



## **SITTING ROOM**

4.99m x 4.85m (16' 4" x 15' 11") at widest points.

Stone fireplace housing a gas fire with TV shelf to the side, parquet flooring, radiator and a window to the front.

## **FIRST FLOOR LANDING**

Window to the side, parquet flooring, radiator, loft hatch and doors to the 3 bedrooms and shower room.

## **BEDROOM 1**

4.76m x 2.54m (15' 7" x 8' 4")

Built-in double wardrobe cupboard, 2 radiators and 2 windows overlooking the rear garden.

## **BEDROOM 2**

3.53m x 2.50m (11' 7" x 8' 2")

Built-in double wardrobe cupboard, airing cupboard housing the hot water cylinder, radiator and 2 windows to the front.

## **BEDROOM 3**

3.53m x 2.49m (11' 7" x 8' 2")

Built-in double wardrobe cupboard, radiator and a window to the front.

## **SHOWER ROOM**

2.53m x 2.23m (8' 4" x 7' 4")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin, WC. Vinyl flooring, tiled walls, chrome towel radiator, electric wall heater and a window to the rear with obscured glass.

## **OUTSIDE**

Number 19 is set back from Market Lane behind an extensive brickweave driveway providing parking for several vehicles and leading to the attached garage and front door. Gravelled garden to the side with mature shrub borders, outside lighting.

A tall timber pedestrian gate to the side of the property leads to the rear garden which comprises a brickweave terrace with a glass verandah over and a lawn beyond. Mature shrub beds with fenced boundaries and a central feature bed planted with climbers and low shrubs. Garden pond, outside tap and lighting and a screened area suitable for the storage of refuse bins.





## **GARAGE**

5.61m x 2.95m (18' 5" x 9' 8")

Electric remote control roller shutter door to the front, power and light, gas-fired boiler, hatch to boarded loft space and a connecting door to the property's entrance hall.

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street to the end and turn left into Station Road then immediately right down High Street. At the bottom turn right into Burnt Street and take the first left into Market Lane where you will see number 19 further up on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band C.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

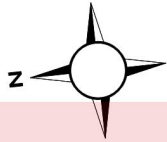
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





### Ground Floor

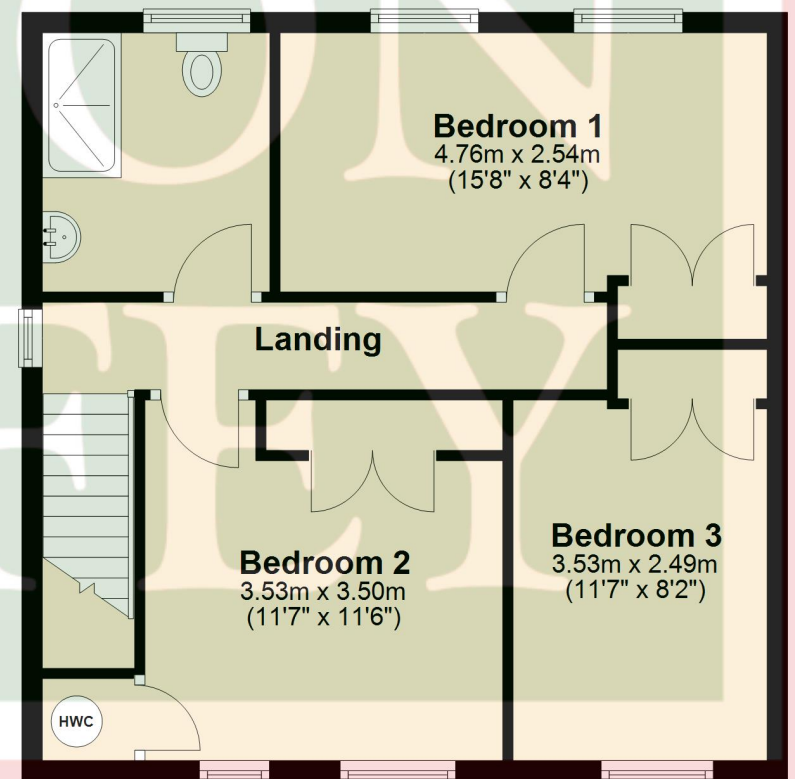
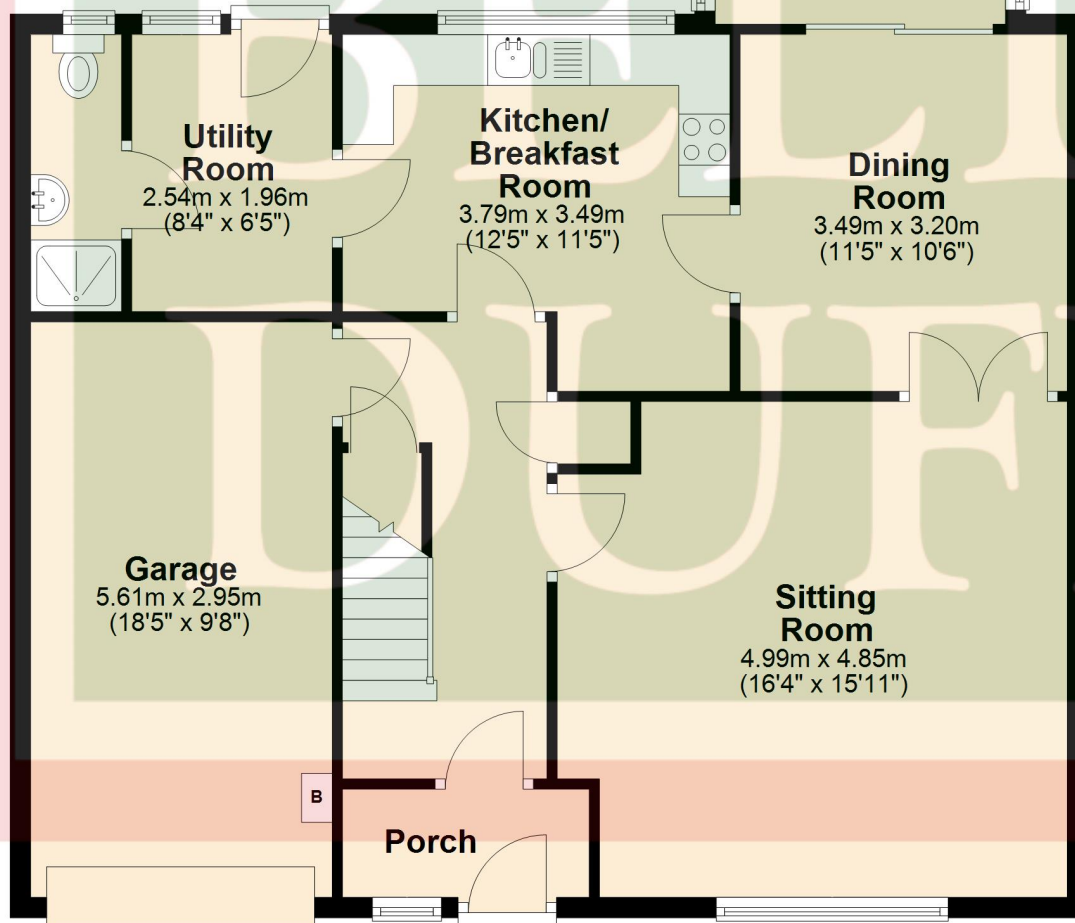
Approx. 92.9 sq. metres (999.5 sq. feet)

### Conservatory

2.84m x 2.83m  
(9'4" x 9'4")

### First Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 143.4 sq. metres (1543.5 sq. feet)



## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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