



**Jowers, Wells-next-the-Sea**  
**Guide Price £400,000**

**BELTON DUFFEY**





# **JOWSERS, NORTHFIELD LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JZ**

A modern brick and flint mid terrace house with 2 bedroom accommodation, parking and gardens within walking distance of the town centre. No chain.

## **DESCRIPTION**

Offered for sale with onward chain, Jowers is a rare opportunity to purchase a modern mid terrace house built in the traditional brick and flint style in a convenient location within walking distance of the Quay and the centre of the seaside town of Wells-next-the-Sea. The property has ground floor accommodation briefly comprising a porch, sitting/dining room and a kitchen/breakfast room with a rear lobby leading to a conservatory and cloakroom. Upstairs, the landing leads to 2 bedrooms and a bathroom with further benefits including gas-fired central heating and double glazed windows and doors.

Outside, there are low maintenance gardens to the front and rear of the property plus the all too rare benefit of an allocated parking space this close to the town centre.

## **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**

A covered storm porch with outside light and quarry tiled floor leads from the front of the property with a partly glazed timber door to:

## **ENTRANCE LOBBY**

Staircase leading up to the first floor landing, radiator and a door leading into:

## **SITTING/DINING ROOM**

5.17m x 3.33m (17' 0" x 10' 11") Good sized sitting/dining room with a built-in storage cupboard, 2 radiators, laminate flooring. Window overlooking the front garden and a glazed timber door leading into:







## **KITCHEN/BREAKFAST ROOM**

3.09m x 2.41m (10' 2" x 7' 11") A range of pine base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated oven and electric hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer. Breakfast bar with space under for stools, cupboard housing the gas-fired boiler, radiator, vinyl flooring, ceiling spotlights. Window to the conservatory and a door leading into:

## **REAR LOBBY**

1.60m x 1.10m (5' 3" x 3' 7") Space for coat hooks and shoe storage etc, vinyl flooring, door to the cloakroom and a glazed timber door leading into:

## **CONSERVATORY**

3.50m x 2.15m (11' 6" x 7' 1") Double glazed UPVC construction on a low brick wall with a polycarbonate roof, lighting and power points, vinyl flooring and UPVC French doors leading outside to the rear garden.

## **CLOAKROOM**

1.88m x 1.10m (6' 2" x 3' 7") at widest points. Wall mounted wash basin with a tiled splashback, WC, radiator, vinyl flooring, extractor fan.

## **FIRST FLOOR LANDING**

Airing cupboard housing the hot water cylinder, loft hatch and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.64m x 3.34m (11' 11" x 10' 11") 2 built-in wardrobe cupboards, radiator and a window to the front of the property.

## **BEDROOM 2**

3.28m x 2.56m (10' 9" x 8' 5") Built-in wardrobe cupboard, radiator and a window overlooking the rear garden.

## **BATHROOM**

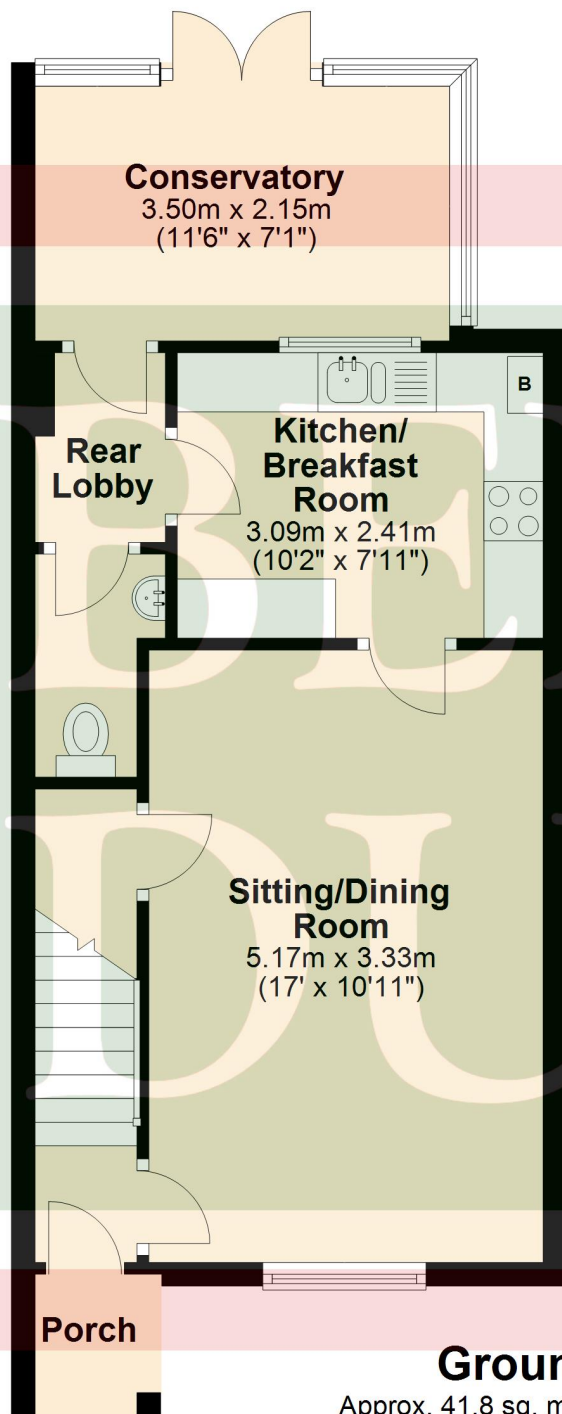
2.43m x 1.67m (8' 0" x 5' 6") A suite comprising a panelled bath with a shower mixer tap and shower screen over, pedestal wash basin, WC. Tiled walls, shaver point and light, radiator, extractor fan and a window overlooking the rear garden.

## **OUTSIDE**

Jowsers is set back from the road behind a low brick wall with a picket gate opening onto the front garden which comprises a deep shrub bed and a paved walkway to the porch with outside light.

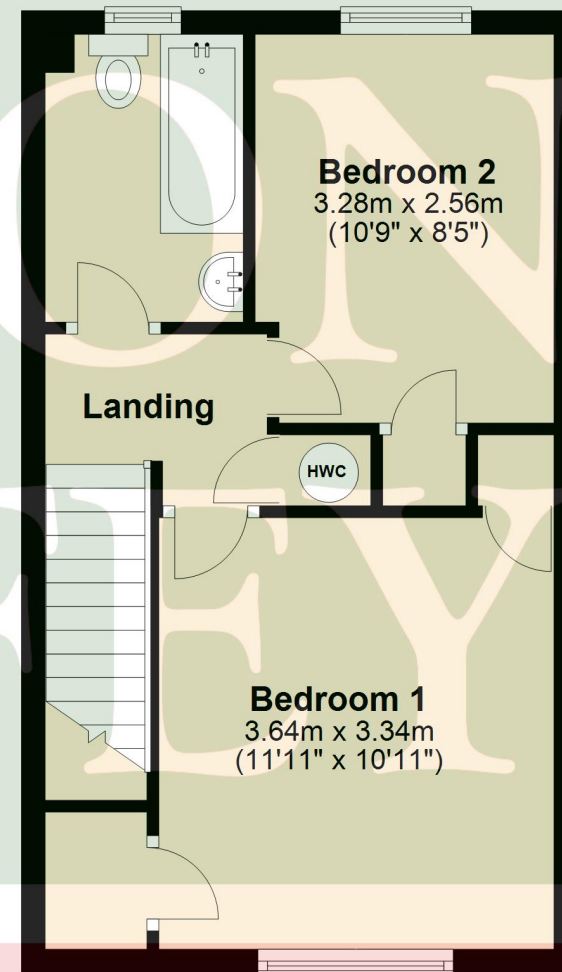
A shared gravelled driveway to the side of the terrace leads to the parking area to the rear of the property where Jowsers has an allocated parking space. A tall timber pedestrian gate opens onto the rear garden that has been gravelled for ease of maintenance with a timber shed, fenced boundaries and a paved walkway to the conservatory.





### Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)

Total area: approx. 75.1 sq. metres (808.0 sq. feet)



## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and continue to the end. At the T-junction, turn left into Station Road, pass the Post Office and turn left into Standard Road. Take the first right into Northfield Lane and you will see Jowers approximately 100 yards further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







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