



67 Northfield Crescent, Wells-next-the-Sea
Guide Price £275,000

BELTON DUFFEY

67 NORTHFIELD CRESCENT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LR

A spacious end of terrace property requiring general modernisation with 0.2 acre gardens (sts) and parking situated in convenient location. No chain.

DESCRIPTION

Quietly situated within easy walking distance of the town centre, this spacious family property does require updating but offers tremendous potential for improvement and extension, subject to the required consents.

The property occupies a large mature plot measuring approximately 0.2 acre (subject to survey) and also benefits from off street parking for 1 vehicle. The ground floor accommodation comprises entrance lobby, large sitting/dining room, inner hall, kitchen, rear porch and cloakroom while on the first floor there are 3 bedrooms and a bathroom. There is gas-fired central heating to radiators, UPVC double glazing and pine 4 panel internal doors.

67 Northfield Crescent is being offered for sale with no onward chain but please note that a Section 157 covenant applies that restricts buyers to those that have lived or worked in the county of Norfolk for the past 3 years - please ask Belton Duffey for more information.



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. 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.

ENTRANCE LOBBY

Twin light double glazed front door, staircase to the first floor landing, door to:

SITTING/DINING ROOM

4.48m x 3.0m (14' 8" x 9' 10")

A light and airy room of generous proportions with dual aspect double glazed windows to front and side, feature tiled fireplace, radiator, picture rail, under stairs storage cupboard. Door to:

INNER HALLWAY

Large pantry cupboard, radiator and doors to the kitchen and rear porch.

KITCHEN

3.43m x 2.76m (11' 3" x 9' 1")

Double glazed windows to rear and side, excellent range of floor and wall mounted storage units, extensive worksurfaces incorporating single drainer sink unit with swivel mixer tap. Complementary tiling, gas cooker point, spaces and plumbing for washing machine and fridge freezer, wall mounted gas-fired boiler providing domestic hot water and central heating.

REAR PORCH

Arched double glazed door to the rear garden. Door to:



CLOAKROOM

Double glazed window to rear, WC.

FIRST FLOOR LANDING

Access to loft space, built-in storage cupboard and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.95m x 2.77m (13' 0" x 9' 1")

Double glazed window to side, feature fireplace, radiator, picture rail.

BEDROOM 2

3.83m x 2.60m (12' 7" x 8' 6")

Double glazed windows to rear and side, radiator, picture rail.

BEDROOM 3

2.87m x 2.82m (9' 5" x 9' 3")

Double glazed window to front, shelved recess, picture rail.

BATHROOM

Double glazed window to rear, panelled bath with electric shower over, wall mounted wash hand basin, partly tiled walls, radiator.

OUTSIDE

To the front of the property there is hardstanding for 1 vehicle and hedging to the boundary.

The large and mature rear garden does require a degree of cultivation, brick built outbuilding, 2 greenhouses, fencing and hedging to boundaries. In all, the gardens and grounds measure approximately 0.2 acre (subject to survey).

OUTBUILDING

2.35m x 1.83m (7' 9" x 6' 0")

Brick built outbuilding with a tiled roof and window to the rear.

DIRECTIONS

From Belton Duffey Wells-next-the-Sea office, head south on Staithe Street and turn left into Station Road. At the T junction turn right into Polka Road and first left into Maryland which becomes Northfield Crescent after 400 metres. Bear 90 degrees left and number 67 is on the right just as the road turns left.

OTHER INFORMATION

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

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

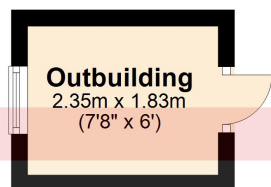
TENURE

This property is for sale Freehold.

VIEWING

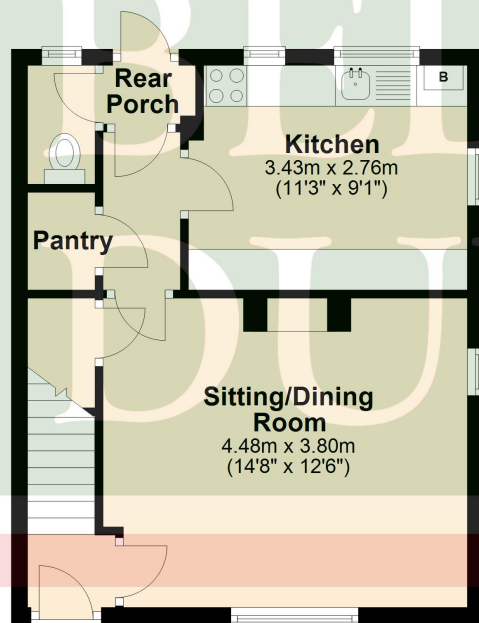
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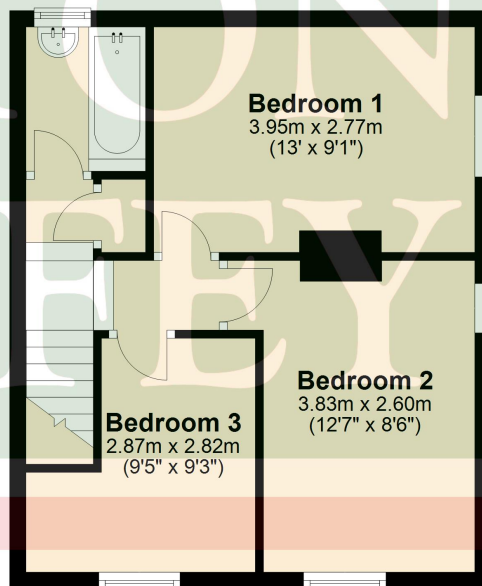
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 73.2 sq. metres (787.7 sq. feet)





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