



**18 Russell Close, Wells-next-the-Sea**  
Offers in Excess of £400,000

**BELTON  
DUFFEY**



# 18 Russell Close

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



*A well presented and improved detached bungalow with garage, parking and neat gardens in popular location close to town centre*

## DESCRIPTION

Quietly situated in a traffic free head of cul-de-sac location, yet within easy walking distance of the quay or town centre this modern detached bungalow has been improved in recent years but still retains scope for cosmetic attention and to personalise according to budget and specification.

All main rooms are off the entrance hall which is accessed off a small lobby, the well proportioned sitting room, with fireplace overlooks the front garden and the spacious dual aspect kitchen/diner leads directly to the rear garden. There are two double bedrooms and the re-fitted wet room/shower room is ideal for those who may have mobility challenges. Other benefits include gas to radiator central heating and double glazing.

To the front of the property there is an attractive hard landscaped ornamental garden and long private driveway to the garage which provides ample off street parking, the garage is a large single with workshop area and access to the rear garden. To the rear is an enclosed suntrap south backing garden with large greenhouse and side garden with gated access to the front.

This property is being sold chain free.

## ACCOMMODATION

A small entrance lobby leads into the entrance hall with useful storage cupboard and hatch access to the loft space, doors lead to the principal rooms including the good sized lounge with front aspect and fireplace. The re-fitted kitchen dining room is to the rear of the property being dual aspect and having direct access to the garden. There is space for a dining table, recess for cooker, space and plumbing for an automatic washing machine and a wall mounted gas fired boiler. Both bedrooms are double in size, one with fitted wardrobes and the wet room/shower room has been re-fitted and configured for those with mobility issues.



***what3words: llchef.duplicate.skip***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

The property is quietly positioned at the head of the cul-de-sac on a mature plot backing south. To the front a private driveway leads to the garage and provides additional off road parking. The ornamental front garden is hard landscaped for ease of maintenance.

The rear garden is enclosed and secure with neat lawned area and shrub borders.

There is also a side garden area with large greenhouse and there is a storage shed.

The garden is fenced to the boundaries with gated access to the front.

The garage is a large single with up and over door, workshop area, power connected and rear access to the garden.

## **SERVICES AND EPC RATING**

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

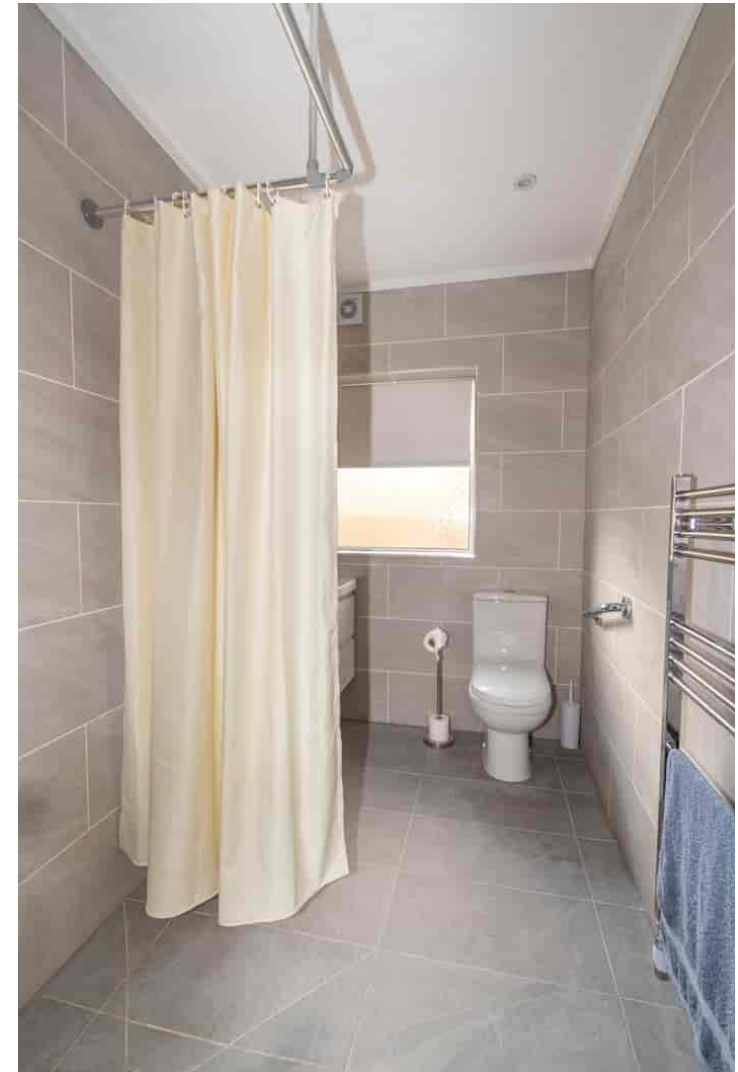
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

## **TENURE**

This property is for sale Freehold.

## **18 Russell Close**

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







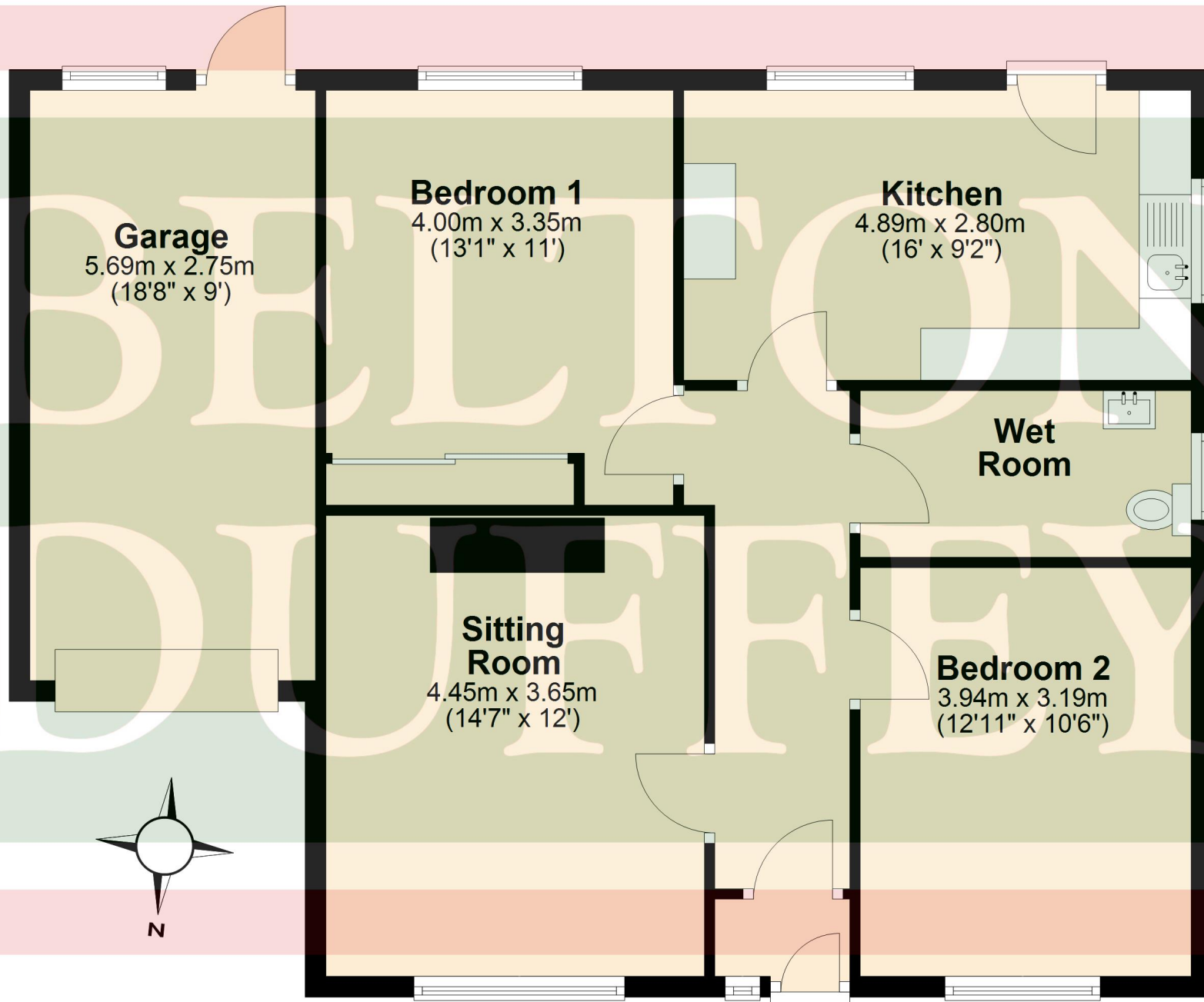
## SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

# Ground Floor

Approx. 87.5 sq. metres (941.6 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

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