



20 Ashburton Close, Wells-next-the-Sea
Shared Ownership £258,202

BELTON DUFFEY

20 ASHBURTON CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QG

SHARED OWNERSHIP: A well presented modern end terrace house with a conservatory and 2 double bedrooms, parking and low maintenance gardens.

DESCRIPTION

20 Ashburton Close is a modern but traditionally styled end terrace house situated on the popular Staithe Place development on the outskirts of Wells-next-the-Sea. This is an opportunity to purchase 64.79% of the lease on a shared equity basis for £246,202 with no rent to pay on the unowned 35.21% share. The marketing price of £258,202 also includes the sum of £12,000 for improvements carried out by the current owner. Alternatively, a 100% share of the lease can be purchased with the right to acquire the freehold for no charge. Please ask Belton Duffey for more information.

There is well presented accommodation comprising a spacious sitting/dining room, conservatory, kitchen and cloakroom with a landing leading to 2 double bedrooms and a bathroom upstairs. The property also has the benefit of double glazed windows and doors, gas-fired central heating and far reaching views over countryside from the bedrooms.

Outside, there is parking for 2-3 cars, a small slate chipped front garden and an attractive low maintenance garden to the rear. All of this combine to make 20 Ashburton Close ideal for those buyers looking for a modern permanent coastal home close to amenities, buy to let investment or second home (but the property cannot be used for holiday lettings).



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 HALL

A partly glazed composite door with a storm porch over leads from the front of the property into the entrance hall with lime washed oak vinyl flooring, staircase leading up to the first floor landing and a radiator in cabinet. Doors to the kitchen, sitting/dining room and cloakroom.

CLOAKROOM

1.84m x 1.40m (6' 0" x 4' 7")

Pedestal wash basin with a tiled splashback, WC, lime washed oak vinyl flooring, radiator, extractor fan and a window to the front with obscured glass.

KITCHEN

3.10m x 2.50m (10' 2" x 8' 2")

A range of base and wall units with laminate worktops incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Integrated oven and gas hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer, cupboard housing the gas-fired boiler. Tiled floor, plinth heater, extractor fan and a window to the front of the property.

SITTING/DINING ROOM

5.05m x 4.59m (16' 7" x 15' 1") at widest points.

A good sized room with a window and partly glazed composite door to the conservatory. Deep built-in storage cupboard, 2 radiators.



CONSERVATORY

3.97m x 2.77m (13' 0" x 9' 1")

UPVC double glazed construction on a low brick wall with a glass roof. Lime washed oak vinyl flooring, electric radiator, power and light and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Galleried landing with a radiator in cabinet and doors to the 2 bedrooms and bathroom.

BEDROOM 1

5.05m x 3.38m (16' 7" x 11' 1") at widest points into wardrobes.

Fitted triple wardrobe cupboard, radiator and a window overlooking the rear garden and countryside beyond.

BEDROOM 2

4.33m x 2.84m (14' 2" x 9' 4")

Radiator, loft hatch and a window to the front.

BATHROOM

2.72m x 2.11m (8' 11" x 6' 11")

A white suite comprising a panelled bath with a chrome mixer shower and glass shower screen over, pedestal wash basin and WC. Built-in shelved airing cupboard, tiled splashbacks, limewashed oak vinyl flooring, radiator, shaver socket, extractor fan and a window to the front with obscured glass.

OUTSIDE

Number 20 is set back from Ashburton Close behind a small low maintenance slate chipped garden with a shrub bed, spaces for planters etc and a paved walkway to the front entrance door with a storm porch over and outside light. A brickweave driveway to the side provides parking for 2-3 cars with a hedged boundary to the side.

A tall pedestrian gate leads to the side of the property where there is a timber shed, space for refuse bin storage and a small paved terrace. The rear garden has been laid with an artificial lawn for ease of maintenance with gravelled beds, space for planters and a paved patio opening out from the conservatory. Outside tap and lighting.

DIRECTIONS

Leave Wells-next-the-Sea heading south on the B1105 and turn left into the Staithe Place development. Take the first right into Ashburton Close, following the road round to the left and then right where you will see number 20 a little further up on the right-hand side.

OTHER INFORMATION

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

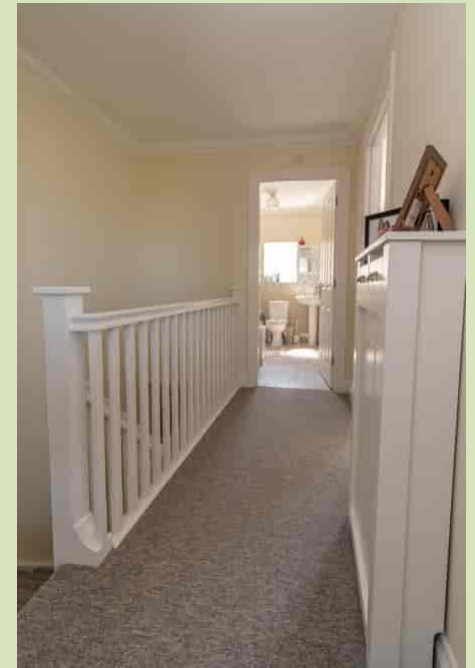
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Share of Leasehold.

VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 51.6 sq. metres (555.1 sq. feet)



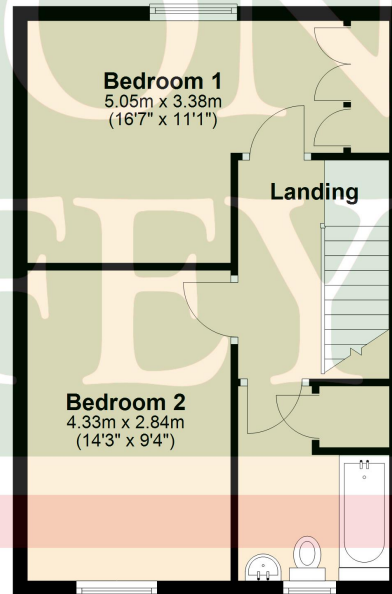
Conservatory
3.97m x 2.77m
(13' x 9'1")

Sitting/Dining Room
5.05m x 4.59m
(16'7" x 15'1")

Kitchen
3.10m x 2.50m
(10'2" x 8'2")

First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Bedroom 1
5.05m x 3.38m
(16'7" x 11'1")

Landing

Bedroom 2
4.33m x 2.84m
(14'3" x 9'4")

Total area: approx. 91.0 sq. metres (980.0 sq. feet)





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