



8 Russell Close, Wells-next-the-Sea
Guide Price £435,000

BELTON DUFFEY



8 RUSSELL CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BX

A 2 bedroom bungalow with an attractive west facing rear garden, parking and garage, situated on a cul de sac close to the town centre. No chain.

DESCRIPTION

8 Russell Close is a garage link detached bungalow, peacefully situated at the end of a popular cul de sac within walking distance of the vibrant centre of the ever popular seaside town of Wells-next-the-Sea. Ideally located close to a wide range of amenities, the property offers spacious accommodation throughout. The layout briefly comprises an entrance hall leading to a well appointed open plan kitchen/dining room, with direct access to the conservatory that enjoys views over the rear garden, a cosy sitting room, plus 2 double bedrooms and a modern bathroom. Additional benefits include UPVC double glazed windows and doors throughout and gas-fired central heating to radiators.

Outside, the bungalow is set behind a lawned front garden with driveway parking and an attached garage. To the rear, there is an attractively landscaped west facing garden.

Offered for sale with no onward chain, 8 Russell Close presents an excellent opportunity to acquire a well located home in one of north Norfolk's most sought after coastal towns.

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.



STORM PORCH

Accessed from the front of the property with outside light. Glazed UPVC door with a glazed panel to the side leading into:

ENTRANCE HALL

4.83m x 1.23m (15' 10" x 4' 0")

2 built-in storage cupboards, radiator, loft hatch and doors to the principal rooms.

KITCHEN/DINING ROOM

5.30m x 2.78m (17' 5" x 9' 1")

A bright and airy double aspect kitchen/dining room with a window to the side and a wide window and a partly glazed glazed timber door to the conservatory. A range of contemporary gloss base and wall units with laminate worktops incorporating a resin one and a half bowl sink with mixer tap, laminate splashbacks. Integrated appliances including a ceramic hob with stainless steel extractor hood over, eye level double oven, dishwasher and fridge freezer.

Useful shelved utility cupboard housing the combi boiler with space and plumbing for a washing machine, a window to the side. Vinyl flooring, recessed ceiling lights, radiator and ample room for a dining table and chairs.

CONSERVATORY

3.54m x 2.16m (11' 7" x 7' 1")

UPVC double glazed construction with a solid roof, wood effect flooring, radiator, power and lighting, glazed door leading outside to the rear garden.

SITTING ROOM

4.40m x 3.81m (14' 5" x 12' 6")

Radiator and a wide bow window to the front.

BEDROOM 1

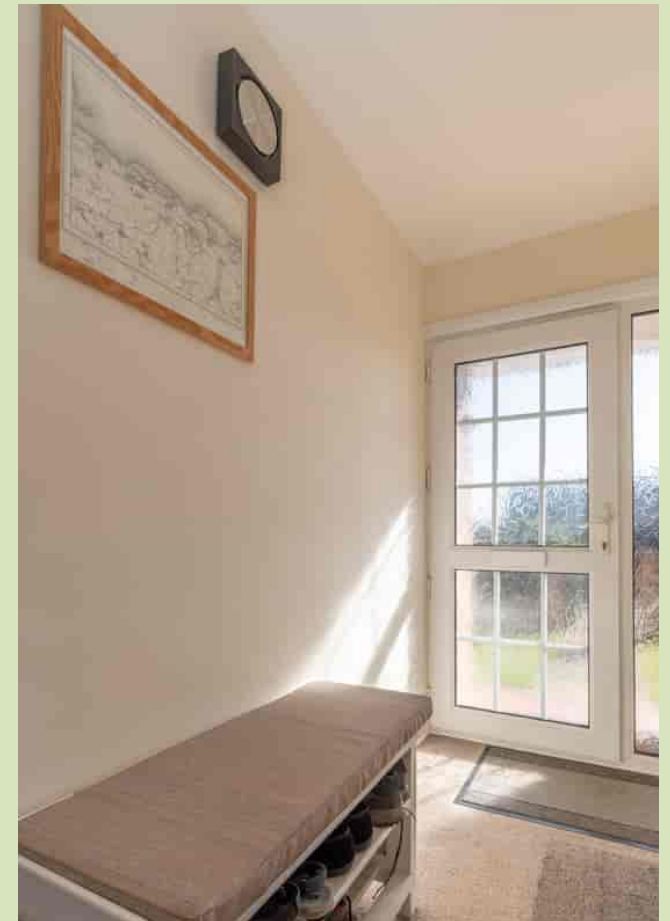
3.92m x 3.81m (12' 10" x 12' 6")

Extensive range of fitted wardrobe cupboards with storage lockers over, radiator and a wide window overlooking the rear garden.

BEDROOM 2

3.83m x 3.78m (12' 7" x 12' 5")

Extensive range of fitted wardrobe cupboards incorporating a drawer unit, radiator and a wide bow window to the front.



BATHROOM

3.81m x 1.66m (12' 6" x 5' 5") at widest points.

A white suite comprising a panelled bath with a shower mixer tap and shower curtain over, pedestal wash basin, WC. Vinyl flooring, tiled walls, radiator and window to the side with obscured glass.

OUTSIDE

8 Russell Close enjoys a tucked away position towards the end of a peaceful cul de sac, set back behind a low brick wall. The property is approached over a concrete driveway providing off street parking and access to the attached garage. To the side, a small lawned front garden is bordered by mature hedging and walls, with a pedestrian gate and pathway leading to the storm porch with outside lighting.

A side walkway provides practical space for refuse bin storage etc and features mature shrub beds, with a charming old brick wall marking the boundary.

A tall timber gate opens into the west facing rear garden, which has been attractively landscaped to create a private and inviting outdoor space. The garden includes a shaped lawn, well-stocked flower and shrub borders, concrete walkways and terrace, a pergola covered seating area, outside lighting, and high fencing offering privacy.

GARAGE

5.82m x 2.73m (19' 1" x 8' 11")

Timber double doors to the front, power and light, window to the rear and a UPVC door leading outside to the rear garden.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street, continue to the end and turn right at the T-junction into Station Road. Continue to the end of Station Road and, just before the junction with the A148, turn right into Park Road.

At the crossroads at the bottom of Park Road, turn left in Bases Lane and take the next left into Russell Close. Follow the road round to the right where you will see number 8 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 TBC.

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



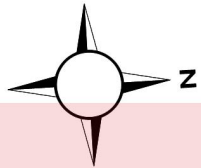
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Ground Floor

Approx. 102.7 sq. metres (1105.0 sq. feet)

Conservatory

3.54m x 2.16m
(11'7" x 7'1")

Bedroom 1

3.92m x 3.81m
(12'10" x 12'6")

Kitchen/Dining Room

5.30m x 2.78m
(17'5" x 9'1")

Garage

5.82m x 2.73m
(19'1" x 9')

Sitting Room

4.40m x 3.81m
(14'5" x 12'6")

Bathroom

Bedroom 2

3.83m x 3.78m
(12'7" x 12'5")

Porch

Total area: approx. 102.7 sq. metres (1105.0 sq. feet)



BELTON DUFFEY

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

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

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

www.beltonduffey.com

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