



**Taureans, Wells-next-the-Sea**  
**Guide Price £460,000**

**BELTON DUFFEY**



# **TAUREANS, 23 ASHBURTON CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QG**

A superbly presented 3 storey house with 3 bedroom, 3 bathroom accommodation, attractive gardens, parking and a garage. No onward chain.

## **DESCRIPTION**

Built in 2017 to a high specification, Taureans is a traditionally styled semi detached house situated on the popular Staithe Place development on the outskirts of Wells-next-the-Sea. The superbly presented light and airy accommodation has been painted in neutral colours and includes to the ground floor an entrance hall with understairs coats and shoes cupboard, cloakroom, kitchen/dining room with French doors leading outside and a comfortable sitting room. Upstairs, the galleried landing leads to an en suite bedroom 2, bedroom 3 and a family bathroom with a staircase leading up the second floor principal bedroom with a large built-in cupboard and an en suite shower room. The property also has the benefit of double glazed windows and doors, gas-fired central heating, intruder alarm installed and the remainder of its NHBC warranty.

Outside, there is driveway parking to the side with a garage, a small lawned front garden and an attractive low maintenance garden to the rear with a paved terrace and a lawn beyond.

Taureans would suit those buyers seeking a modern low maintenance seaside home less than a 10 minute walk from the centre and amenities on offer at Wells-next-the-Sea. The furniture, fixtures and fittings are also available by separate negotiation.

## **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**

4.96m x 2.04m (16' 3" x 6' 8") at widest points.

A partly glazed door with outside light leads from the front of the property into the entrance hall with the staircase to the first floor landing, understairs storage cupboard. Radiator, central heating and alarm controls and doors to kitchen/dining room, sitting room and cloakroom.



## **CLOAKROOM**

1.86m x 0.91m (6' 1" x 3' 0")

Pedestal wash basin, WC, tiled floor, radiator, extractor fan and a window to the side with obscured glass.

## **KITCHEN/DINING ROOM**

5.40m x 2.54m (17' 9" x 8' 4")

A spacious room with ceramic floor tiles. Comprising:

### **KITCHEN AREA**

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated double oven and gas hob over with a stainless steel extractor hood over, spaces and plumbing for a dishwasher, washing machine and fridge freezer. Cupboard housing the gas-fired boiler, window overlooking the rear garden. Open plan to:

### **DINING AREA**

French doors leading outside to the rear garden, wiring for a pendant light over the dining space, radiator and double doors to the sitting room.

## **SITTING ROOM**

4.96m x 3.26m (16' 3" x 10' 8")

2 radiators, window to the front with fitted plantation shutters.

## **FIRST FLOOR LANDING**

3.00m x 2.11m (9' 10" x 6' 11")

Built-in airing cupboard housing the hot water cylinder, radiator and staircase to the second floor.

## **BEDROOM 2**

4.70m x 3.28m (15' 5" x 10' 9") at widest points.

Built-in wardrobe cupboard, 2 radiators and 2 windows to the front with fitted plantation shutters. Door leading into:

## **EN SUITE SHOWER ROOM**

1.90m x 1.40m (6' 3" x 4' 7")

Suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, tiled floor, shaver point, extractor fan.

## **BEDROOM 3**

3.18m x 2.71m (10' 5" x 8' 11")

Radiator and a window overlooking the rear garden with fitted plantation shutters..



## **FAMILY BATHROOM**

2.53m x 2.10m (8' 4" x 6' 11")

Suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. Tiled floor, partly tiled walls, radiator, shaver point, extractor fan and a window to the rear with obscured glass.

## **SECOND FLOOR LANDING**

Door leading into:

### **BEDROOM 1**

5.14m x 3.29m (16' 10" x 10' 10")

Large walk-in cupboard, 2 radiators, dormer window to the front with fitted plantation shutters and a Velux window to the rear. Door leading into:

### **EN SUITE SHOWER ROOM**

2.64m x 1.18m (8' 8" x 3' 10")

Suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, tiled floor, shaver point and extractor fan.

## **OUTSIDE**

Taureans is set back from the road behind a small lawned front garden with plant beds and a paved pathway leading to the front entrance door with an outside light.

To the side of the property, there is a brickweave driveway providing parking and leading to the garage and a tall timber pedestrian gate to the rear garden. The garden comprises an extensive paved terrace opening out from the kitchen/dining room French doors with a lawn beyond. Fenced boundaries, perimeter borders, outside tap and light, door to the garage.

## **GARAGE**

6.01m x 3.28m (19' 9" x 10' 9")

Parking spaces in front, up and over door, power and light and a pedestrian door to the property's rear garden.

## **DIRECTIONS**

Leave Wells-next-the-Sea town centre 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 bear left at the fork and pass the greens on both sides. You will see number 23 a few yards further up on the left-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 n/a (registered for Business Rates).

**TENURE**

This property is for sale Freehold.

**VIEWING**

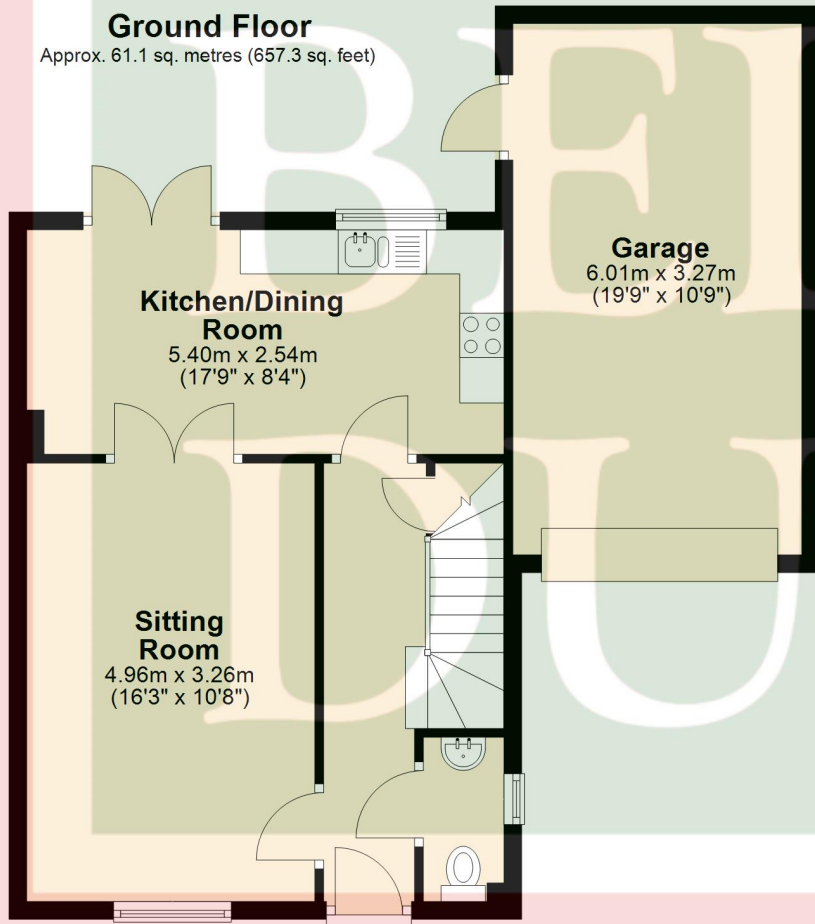
Strictly by appointment with the agent.





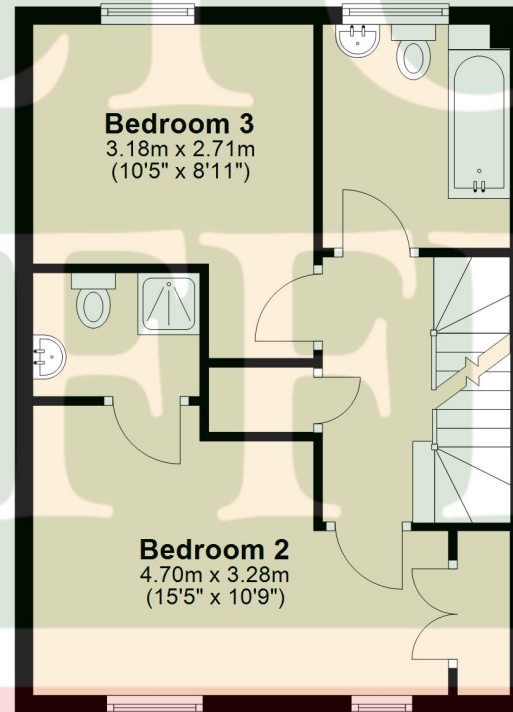
### Ground Floor

Approx. 61.1 sq. metres (657.3 sq. feet)



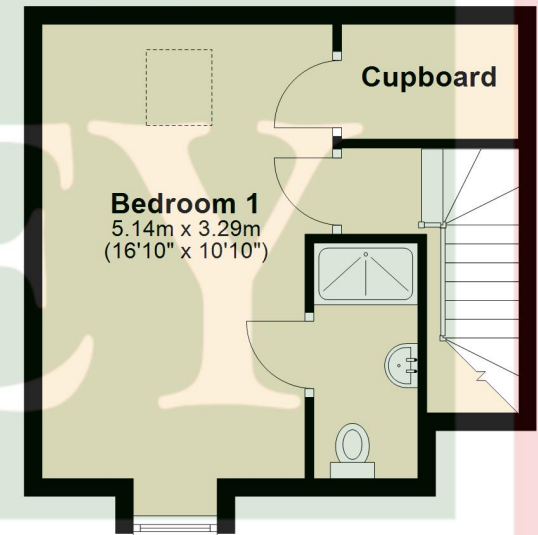
### First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



### Second Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)



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