



**22 Bluebell Gardens, Wells-next-the-Sea**  
**Offers in Excess of £425,000**

**BELTON DUFFEY**



## 22 BLUEBELL GARDENS, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JJ

A spacious and well appointed 3 bedroom semi-detached house with conservatory extension, garage and south facing landscaped garden close to all amenities.

### DESCRIPTION

22 Bluebell Gardens is an exciting opportunity to purchase this modern semi-detached house situated on a cul-de-sac within walking distance of the Quay, the town, and all its amenities. The accommodation has been much improved by the current owners with the ground floor comprising an entrance hall, cloakroom, sitting room and an open plan kitchen/dining room leading into a conservatory. Upstairs, a galleried landing leads to 3 bedrooms and a shower room.

Outside, there is driveway parking, an attached garage and a delightful south facing landscaped garden to the rear.

The property, benefiting from gas-fired central heating and UVPC doors and windows throughout, will appeal to owner occupiers, those seeking a private holiday home or equally as a vacation lettings investment being low maintenance and well located in this popular coastal town.



## **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.

## **ENTRANCE HALL**

A UPVC door leads from the front of the property into the entrance hall with a window to the side, radiator , laminate style flooring.

## **CLOAKROOM**

Window to front, WC, vanity unit with inset wash basin and ornate tiled splashback, radiator, laminate style flooring.

## **SITTING ROOM**

4.86m x 4.52m (15' 11" x 14' 10") at widest points. A bright and spacious room with window to front, feature fireplace with contemporary flame effect fire and marble hearth, radiator, staircase to first floor with storage cupboard under.

## **KITCHEN DINING ROOM**

4.83m x 2.93m (15' 10" x 9' 7") A spacious family open plan kitchen/dining room comprising;

### **KITCHEN AREA**

Range of oak effect base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit with a mixer tap and filtered water tap, tiled splashbacks. Integrated oven and gas hob with a stainless steel extractor hood over, spaces and plumbing for a washing machine and fridge freezer, fitted automatic dishwasher, cupboard housing the Worcester gas-fired boiler. Understairs pantry cupboard, partly glazed UPVC stable door to the side and a window overlooking the rear garden. Open plan to:

### **DINING AREA**

Room for a dining table and chairs, radiator and UPVC French doors leading into:





### **CONSERVATORY**

2.75m x 2.30m (9' x 7' 7") UPVC double glazed construction on brick plinth with a glass roof, power points and UPVC French doors leading out to the rear patio.

### **FIRST FLOOR LANDING**

Galleried first floor landing with a shelved airing cupboard housing the hot water cylinder, window to the side and doors to the 3 bedrooms and bathroom.

### **BEDROOM 1**

3.88m x 2.60m (12' 9" x 8' 6") Radiator and a window to the front.

### **BEDROOM 2**

3.38m x 2.52m (11' 1 x 8' 3) Radiator and a window overlooking the rear garden.

### **BEDROOM 3**

2.36m x 2.17m (7' 9 x 7' 1) Radiator and a window to the front.

### **SHOWER ROOM**

2.23m x 1.84m (7' 4 x 6') Window to rear (obsured glass), suite comprising shower cubicle with a chrome power shower, pedestal wash basin and WC, full height tiling, Illuminated mirror, laminate style flooring, radiator, extractor fan, ceiling mounted spotlights.

### **GARAGE**

An attached garage with up and over door, pitched roof with eaves storage, power and light connected, personal door to rear patio and garden. External EV charger.

### **OUTSIDE**

22 Bluebell Gardens is set back from the road featuring a deep slate frontage with space for planters, etc, and a concrete driveway to the side providing parking and leading to the attached garage.

The delightful south backing garden has been beautifully landscaped with low maintenance in mind with generous flagstone patio and steps up to a tiered ornamental gravel garden with inset plants and shrubs and a small paved and gravel terrace on the top tier. The garden is fully enclosed with high fence panelling to the east and west and high conifer hedging to the rear boundary. Gated access to pedestrian side alley.

### **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left and proceed up to the top of Staithe Street turning left, passing the Post Office. At the T-junction, turn right, proceeding along Polka Road and, after about 400 yards, turn left into Bluebell Gardens. Number 22 can be found on the right-hand side, approximately two thirds of the way down.

### **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 C.

### **TENURE**

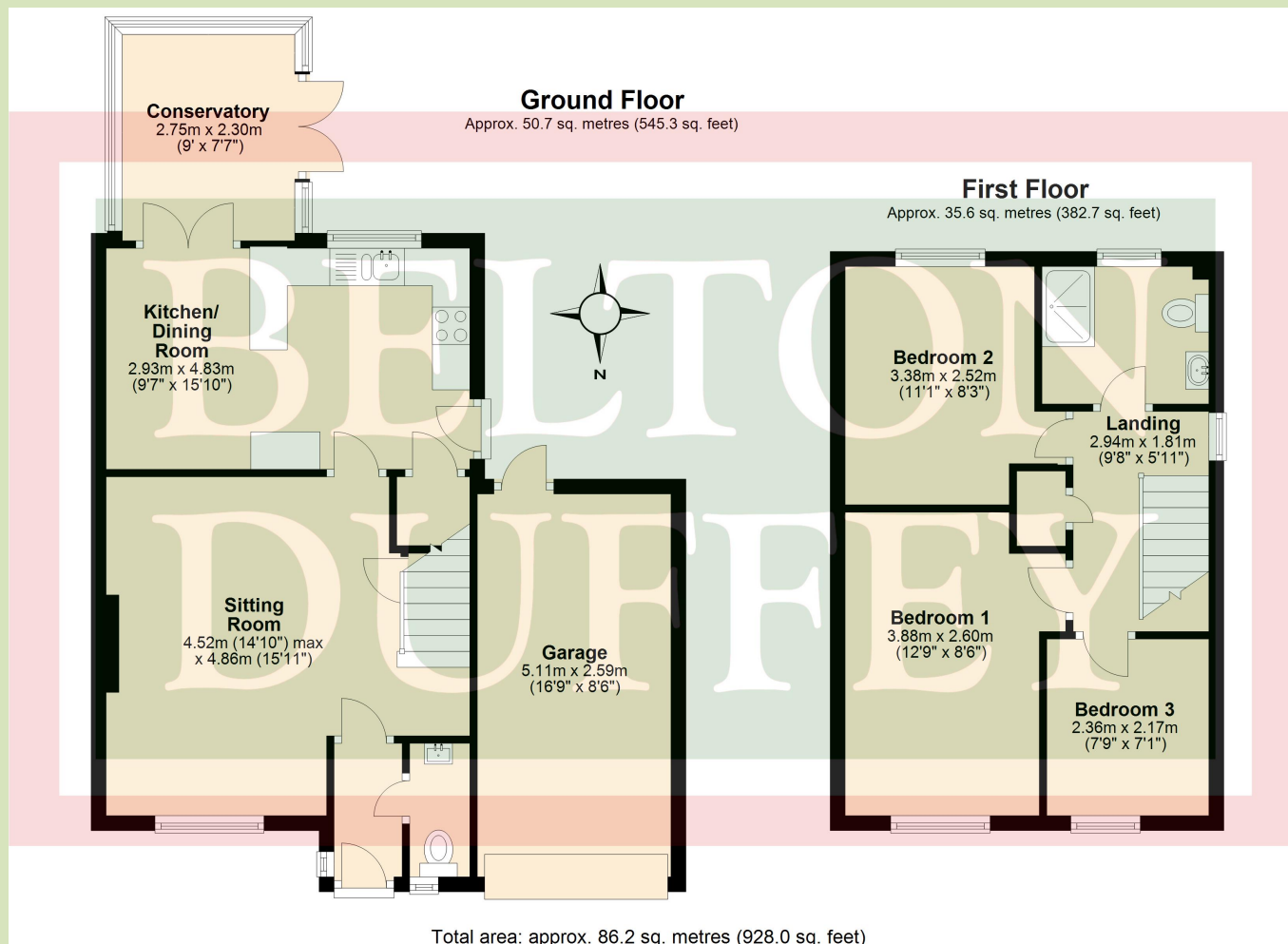
This property is for sale Freehold.

### **VIEWING**

Strictly by appointment with the agent.









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