



**Cheriton, Wells-next-the-Sea**  
**Offers in Excess of £500,000**

**BELTON DUFFEY**





# **CHERITON, SOUTHGATE CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HG**

An exciting opportunity to purchase a large detached bungalow offering huge scope to enhance and extend, standing in good sized gardens in prime central Wells-next-the-Sea location.

## **DESCRIPTION**

Cheriton is a rare and exciting opportunity to purchase a large detached single storey property which offers the buyers the chance to refurbish to personal taste but also lends itself to extension, perhaps into the roof space, (subject to the necessary permissions). The existing accommodation is well proportioned and comprises an L-shaped inner hallway leading to a kitchen/breakfast room, dining room, conservatory and a double aspect sitting room. There are also 3 double bedrooms and a bathroom. Further benefits include gas-fired central heating, 3 open fireplaces, picture rails and period doors.

Outside, there is driveway parking leading to an attached garage, 3 useful stores, with a lawned front garden and an attractive south facing garden to the rear.

## **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.

## **SIDE HALL**

4.95m x 0.91m (16' 3" x 3' 0")

A partly glazed entrance door leads from the driveway to the front of the property into the side hall with access to 3 useful stores. Door leading outside to the rear garden, connecting door to the garage and a door leading into:







## **KITCHEN/BREAKFAST ROOM**

3.64m x 3.54m (11' 11" x 11' 7")

A range of fitted base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Spaces for a cooker and freestanding fridge freezer, space and plumbing for a washing machine, Worcester gas-fired boiler.

Built-in shelved pantry, vinyl flooring, radiator, window overlooking the rear garden and an obscured glass window to the side. Door to:

## **INNER HALLWAY**

Spacious inner hallway with 2 built-in cupboards, 1 housing the hot water cylinder, 2 radiators, loft hatch and a partly glazed timber door leading outside to the rear garden. Doors to all rooms.

## **DINING ROOM**

4.56m x 3.63m (15' 0" x 11' 11")

Tiled open fireplace, 2 radiators, Crittall windows and a wide opening to the conservatory.

## **CONSERVATORY**

3.68m x 2.27m (12' 1" x 7' 5")

UPVC double glazed construction on a low brick wall with a polycarbonate roof, tiled floor and French doors leading outside to the rear garden.

## **SITTING ROOM**

5.52m x 5.23m (18' 1" x 17' 2") at widest points.

A well proportioned double aspect sitting room with wide bow windows to the side and overlooking the rear garden. Stone open fireplace, 2 radiators.

## **BEDROOM 1**

4.46m x 4.07m (14' 8" x 13' 4") at widest points.

Tiled open fireplace, radiator, built-in wardrobe cupboard, wide bow window to the side and a window overlooking the front garden.

## **BEDROOM 2**

4.02m x 3.85m (13' 2" x 12' 8") at widest points.

Built-in wardrobe cupboard, radiator and a wide bow window overlooking the front garden.







### **BEDROOM 3**

3.65m x 3.65m (12' 0" x 12' 0") at widest points.

Built-in wardrobe cupboard, radiator and a window overlooking the front garden.

### **BATHROOM**

2.55m x 2.52m (8' 4" x 8' 3")

A suite comprising a panelled bath with a shower mixer tap and shower screen over, pedestal wash basin and WC. Tiled splashbacks, radiator and an obscured glass window to the front.

### **OUTSIDE**

Cheriton stands in a prominent corner plot position set back from the road behind a low brick wall with mature hedging to the boundaries. Metal double gates open onto a concrete driveway providing parking and leading to the attached garage and door to the side hall. There is a lawned front garden with shrub beds and outside lighting.

A walkway to the side of the bungalow leads to the south facing garden which comprises a paved terrace opening out from the conservatory with a good sized lawn beyond. Mature perimeter borders planted with shrubs and low trees, fenced boundaries, outside lighting and a lean-to storage shed.

### **GARAGE**

5.07m x 2.92m (16' 8" x 9' 7")

Up and over door to the front, power and light, window to the side, door to the rear (not in use) and a connecting door to the property's side hall.

### **OUTBUILDINGS**

A range of useful stores accessed from the side hall:

STORE 1 - 2.15m x 1.40m (7' 1" x 4' 7")

STORE 2 - 1.68m x 1.40m (5' 6" x 4' 7")

STORE 3 - 0.88m x 0.46m (2' 11" x 1' 6")

### **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. You will see Cheriton about 200 yards further up on the left-hand side, on the corner with Southgate Close, and as indicated by the Belton Duffey 'For Sale' board.





## **OTHER INFORMATION**

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

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

## **TENURE**

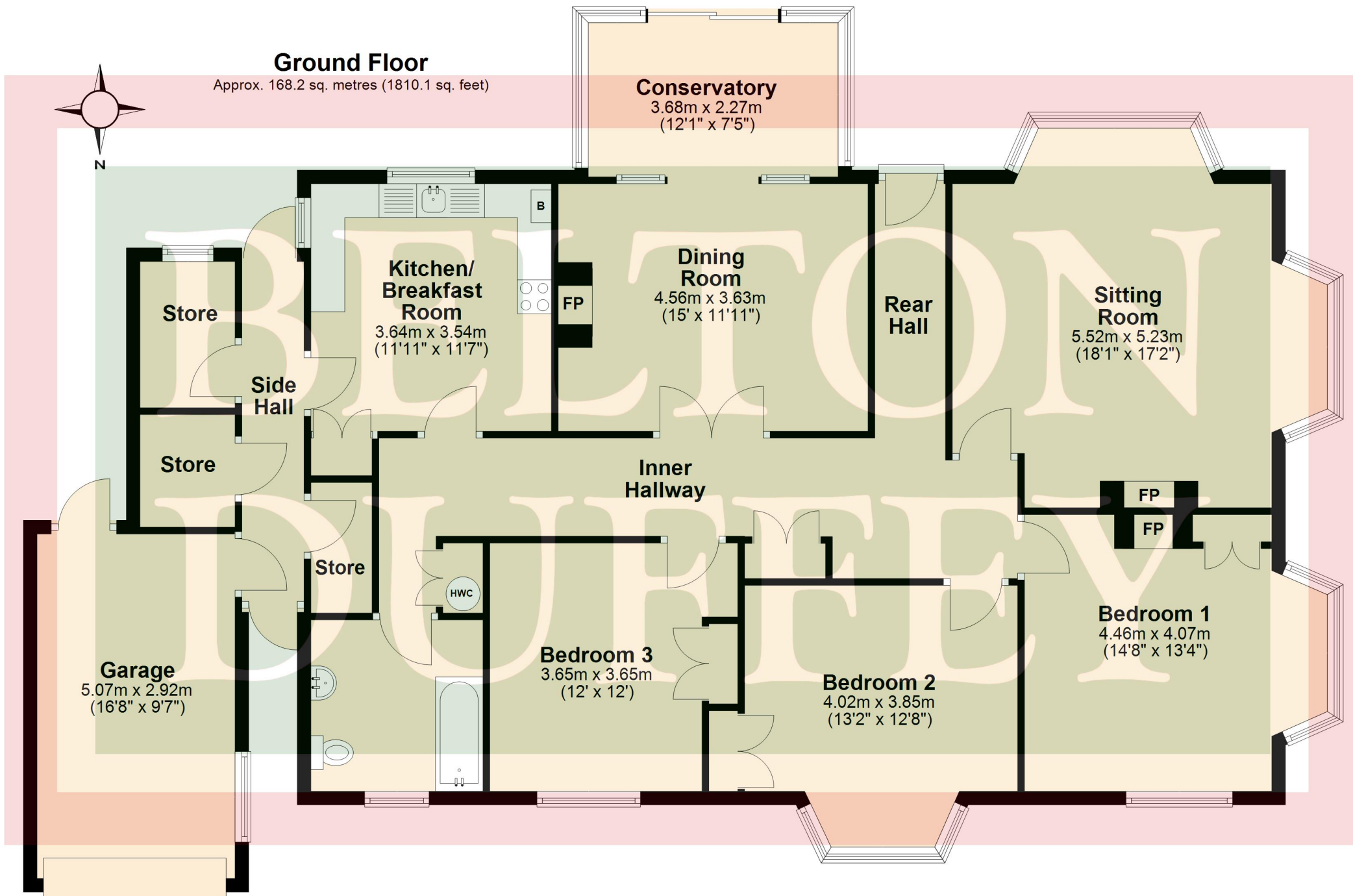
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 168.2 sq. metres (1810.1 sq. feet)





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