



**3 Marsh Lane, Wells-next-the-Sea**  
**Guide Price £375,000**

**BELTON DUFFEY**

## 3 MARSH LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EG

A 3 bedroom house situated in a Conservation Area within walking distance of the town centre with a garage and courtyard garden. No onward chain.

### DESCRIPTION

3 Marsh Lane is a 3 bedroom mid-terrace house situated on a quiet lane just off the pretty High Street in Wells-next-the-Sea, a residential Conservation Area which reflects its former glory with quaint, period shop frontages and priding itself as one of the town's most prestigious addresses.

This property was built in the early 1980s and sits sympathetically alongside the period houses nearby. The house would now benefit from a programme of light refurbishment with accommodation comprising an entrance hall, cloakroom, kitchen and sitting/dining room with a galleried landing upstairs leading to 3 bedrooms and a bathroom. There is also the benefit of UPVC double glazed sash windows and doors and gas-fired central heating.

Offered for sale with no onward chain, 3 Marsh Lane has a small courtyard garden and garaging, making this property suitable for a variety of uses including as a low maintenance permanent home close to amenities or as a second home.



## **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 staircase to the first floor landing. Understairs storage cupboard, fitted storage cupboards and doors to the kitchen, sitting/dining room and cloakroom.

## **CLOAKROOM**

1.58m x 1.14m (5' 2" x 3' 9")

Wash basin with a tiled splashback, WC, vinyl flooring and a small window to the side with obscured glass.

## **KITCHEN**

2.87m x 2.06m (9' 5" x 6' 9")

Range of cream base and wall units with laminate worktops incorporating a stainless steel sink unit with pillar taps, tiled splashbacks. Cooker space with gas connection, fridge freezer space and space and plumbing for a washing machine. Vinyl flooring, serving hatch to the dining area, window overlooking the rear garden and a glazed UPVC door to the rear porch.

## **REAR PORCH**

1.46m x 0.98m (4' 9" x 3' 3")

Timber glazed windows overlooking the rear courtyard garden and a partly glazed timber door leading outside.



## **SITTING/DINING ROOM**

7.50m x 4.16m (24' 7" x 13' 8") at widest points.

A light and airy room double aspect room with a window to the front and glazed sliding patio doors leading outside to the courtyard garden. Fireplace housing a gas fire and a serving hatch to the kitchen.

## **FIRST FLOOR LANDING**

Galleried landing with an airing cupboard housing the hot water cylinder and gas-fired boiler. Loft hatch and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

4.21m x 3.68m (13' 10" x 12' 1") at widest points.

Built-in wardrobe cupboard and a window to the front.

## **BEDROOM 2**

3.65m x 2.97m (12' 0" x 9' 9") at widest points.

Built-in wardrobe cupboard and a window to the rear.

## **BEDROOM 3**

2.31m x 2.11m (7' 7" x 6' 11")

Window to the rear.

## **SHOWER ROOM**

2.30m x 1.97m (7' 7" x 6' 6")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring and a window to the front with obscured glass.

## **OUTSIDE**

The front door to number 3 is approached off Marsh Lane with a storm porch over.

To the rear of the property, there is a courtyard garden which is bounded by a low brick wall and has been paved for ease of maintenance. Space for a table and chairs, BBQ etc, small storage cupboard and doors to the rear porch and sitting/dining room.

A shared driveway to the side of the terrace gives vehicular access to the rear of the property where the garage provides parking for a car with further unrestricted on-street parking available in nearby Church Plain, just a short walk away.

## **GARAGE**

5.22m x 2.52m (17' 2" x 8' 3")

Situated at the rear of the property, brick built with an up and over door.

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left to the top of Staithe Street. Turn left into Station Road then almost immediately right down the High Street. About 3/4 of the way down, turn left into Marsh Lane, where you will see number 3 a little 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 C.

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

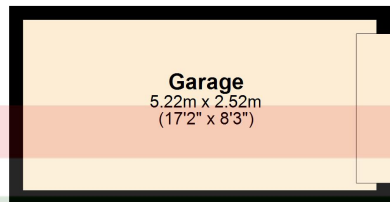
## **TENURE**

This property is for sale Freehold.

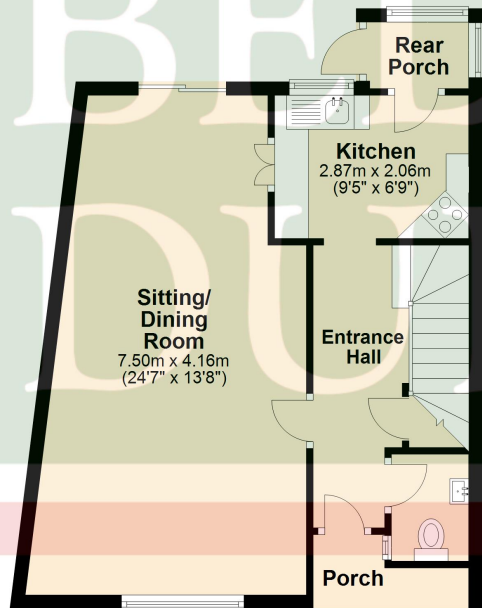
## **VIEWING**

Strictly by appointment with the agent

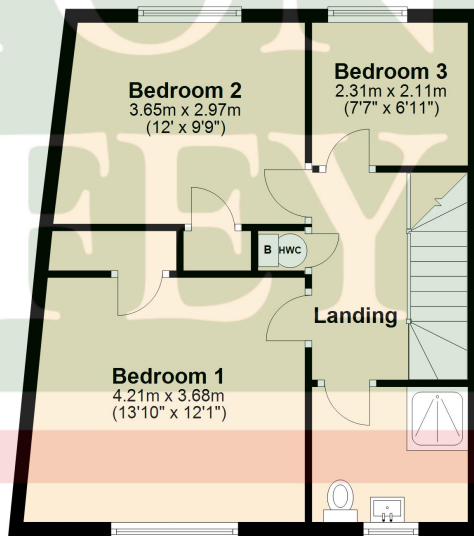




**Ground Floor**  
Approx. 45.3 sq. metres (487.2 sq. feet)



**First Floor**  
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)





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