



**5 Roses Court, Wells-next-the-Sea**  
**Offers in Excess of £600,000**

**BELTON DUFFEY**





## 5 ROSES COURT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DG

A well appointed detached residence offering extended family accommodation, mature garden, garage and parking in quiet yet very central cul-de-sac.

### DESCRIPTION

Situated in a quiet lane very close to Wells-next-the-Sea centre and within easy walking distance of The Quay, this detached family home of quality offers extended accommodation over three floors, generous mature rear garden, garage and parking.

The well appointed living accommodation includes entrance porch, reception hall, utility/shower room, fitted kitchen and a comfortable sitting/dining room with superb garden room extension. There are 3 first floor bedrooms and a luxury bathroom with a second floor principle bedroom with en-suite shower room.

Roses Court is off the top end of Polka Road and despite being very close to the town centre and only a pleasant stroll from The Quay, it offers a traffic free, quiet and leafy environment with mature rear garden which also provides a secluded setting.

This outstanding property is offered for sale with no onward chain.

### 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.

### PORCH

1.88m x 0.94m (6' 2" x 3' 1")

External courtesy lighting, twin light front door with side window, tiled flooring, coved ceiling, multi-paned door to:





## **RECEPTION HALL**

3.85m x 1.42m (12' 8" x 4' 8")

A spacious and welcoming entrance to the property with staircase to first floor and large storage cupboard under, tiled flooring, radiator, coved ceiling. Doors to the kitchen, sitting/dining room and utility/shower room.

## **KITCHEN**

3.70m x 2.74m (12' 2" x 9' 0")

A lovely family kitchen with double glazed window to front, excellent range of floor and wall mounted storage units in attractive light oak, extensive marble effect worksurfaces with matching breakfast bar and inset stainless steel sink unit with swivel mixer tap, attractive complimentary tiling.

4 ring hob with extractor over, fitted oven, wine fridge, spaces and plumbing for dishwasher and freestanding fridge freezer, tiled flooring, radiator, larder cupboard, ceiling recessed downlighters and double glazed window to front.

## **SITTING/DINING ROOM**

7.01m x 3.70m (23' 0" x 12' 2") at widest points.

A comfortable and well appointed room having double glazed French doors to rear and double glazed bi-fold doors leading to the garden room. Feature marble fireplace with wooden surround housing gas living flame fire, 3 wall light points, radiator, ceiling recessed downlighters.

## **GARDEN ROOM**

3.92m x 3.41m (12' 10" x 11' 2")

A superb addition to the property of brick and glazed construction with mono-pitched sun filter double glazed roof and integrated lighting, double glazed bi-fold doors to patio, tiled flooring with underfloor heating.

## **UTILITY/SHOWER ROOM**

3.06m x 1.60m (10' 0" x 5' 3")

Double glazed window to front, fully tiled shower cubicle, vanity unit with inset wash basin, WC with concealed cistern, fitted storage cabinets, chrome heated towel rail, laminate flooring, spaces and plumbing for a washing machine and tumble dryer, ceiling recessed downlighters.

## **FIRST FLOOR LANDING**

Staircase to second floor, ceiling recessed downlighters, doors to the 3 first floor bedrooms and bathroom.





## **BEDROOM 2**

3.70m x 3.68m (12' 2" x 12' 1")

Double glazed window to rear with pleasant aspect over the garden, radiator, coved ceiling.

## **BEDROOM 3**

3.70m x 2.75m (12' 2" x 9' 0")

Double glazed window to front, radiator, coved ceiling.

## **BEDROOM 4**

3.21m x 2.57m (10' 6" x 8' 5")

Double glazed window to rear, radiator, coved ceiling, ceiling recessed downlighters.

## **BATHROOM**

3.15m x 1.86m (10' 4" x 6' 1")

Double glazed window to front, panelled bath, corner fully tiled shower cubicle, vanity unit with inset wash basin, WC with concealed cistern, tiled flooring, radiator, chrome heated towel rail.

## **SECOND FLOOR LANDING**

Porthole window, door to:

## **BEDROOM 1**

4.24m x 4.04m (13' 11" x 13' 3")

A spacious dual aspect principle bedroom with Velux window to front and double glazed window to rear with aspect over surrounding area, radiator, 2 wall light points.

## **EN SUITE SHOWER ROOM**

2.67m x 1.66m (8' 9" x 5' 5")

Velux window to rear, shower cubicle, pedestal wash basin, WC, attractive contrasting tiling, radiator, eaves storage cupboard.

## **OUTSIDE**

The front of the property mainly comprises a block paved apron with driveway to garage, hardstanding for parking and turning area.

To the rear there is a raised ceramic tiled patio and large neat lawned area both enjoying a high degree of privacy, raised flower beds, external lighting, mature conifer hedging, 2 timber garden sheds.





## **GARAGE**

5.45m x 2.90m (17' 11" x 9' 6")

A large attached single garage with double wooden doors, mono pitched roof with eaves storage, power and light connected, wall mounted gas-fired boiler, personal door to rear garden.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left up to the top of Staithe Street and left at the T-junction into Station Road. At the next T-junction turn right into Polka Road. About 500 yards along on the left-hand side is the gravel turning into Roses Court where number 5 is at the very end of the cul de sac.

## **OTHER INFORMATION**

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

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

## **TENURE**

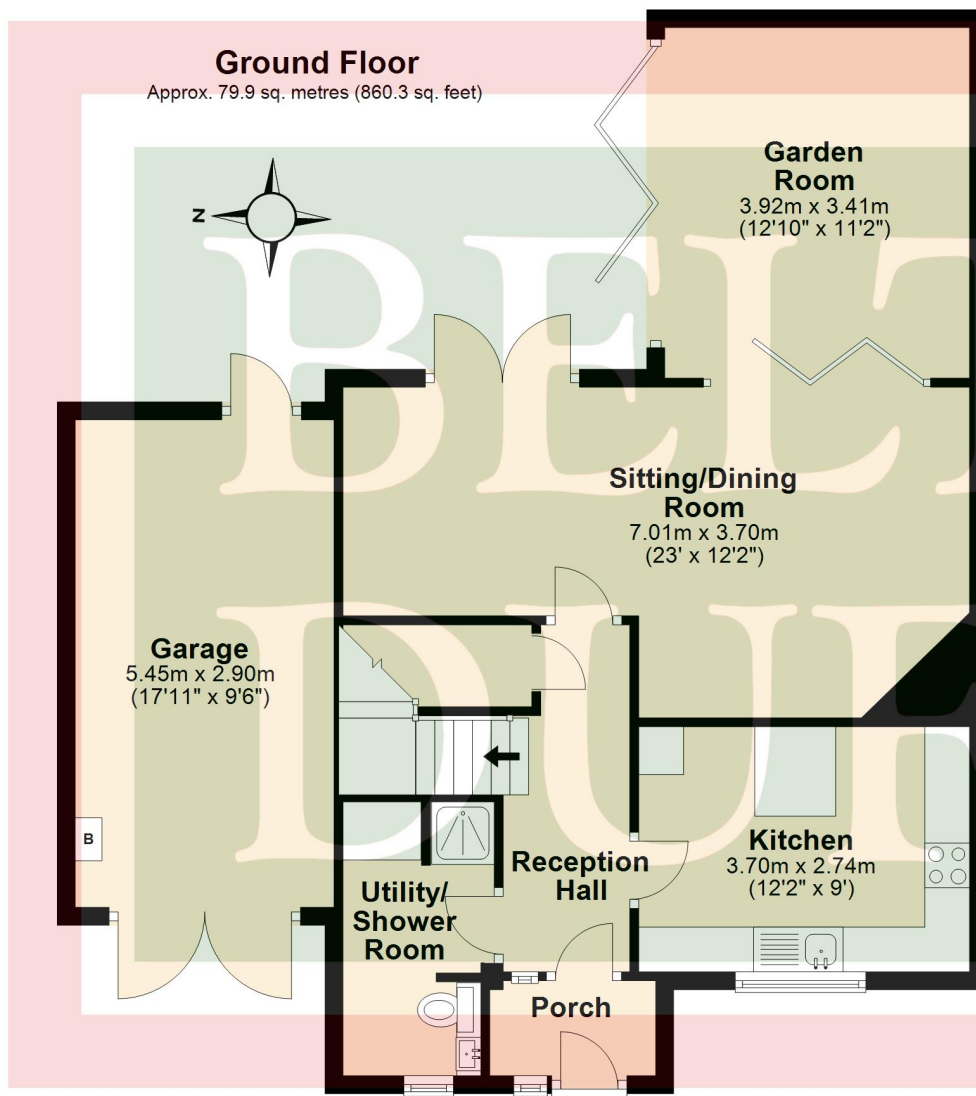
This property is for sale Freehold.

## **VIEWING**

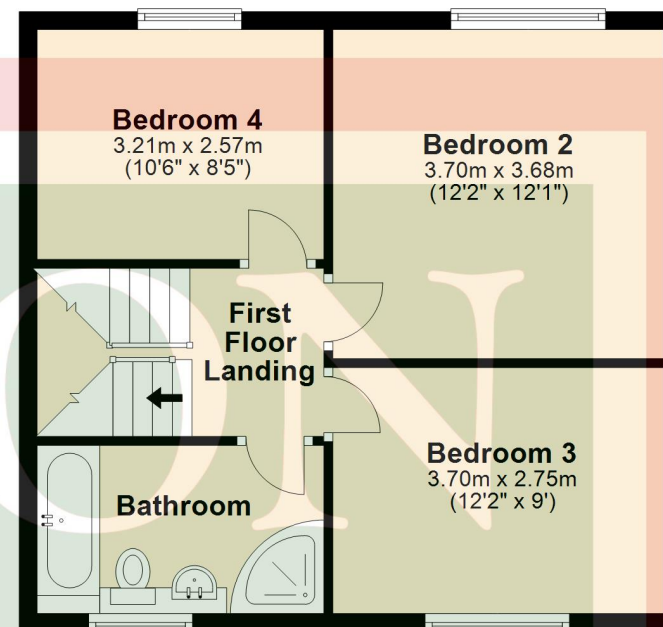
Strictly by appointment with the agent.



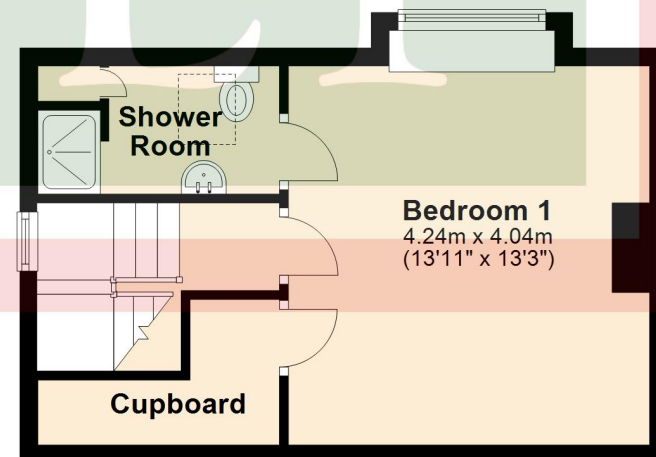




**First Floor**  
Approx. 45.8 sq. metres (492.6 sq. feet)



**Second Floor**  
Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 155.4 sq. metres (1673.0 sq. feet)



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