



8 Waveney Close, Wells-next-the-Sea
Guide Price £370,000

BELTON DUFFEY

8 WAVENEY CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HU

A semi detached 2 bedroom bungalow with driveway parking, garage and a west facing rear garden, walking distance of the town centre. No chain.

DESCRIPTION

8 Waveney Close is a semi detached bungalow situated towards the end of a popular cul de sac within walking distance of the centre of the seaside town of Wells-next-the-Sea. There is accommodation comprising an L-shaped entrance hall, kitchen, sitting/dining room, 2 double bedrooms and a luxury bathroom. Further benefits include vinyl flooring to the living spaces, UPVC double glazed windows and doors throughout, electric radiator heating and an open fireplace in the sitting/dining room. Please note that the property is of non-standard Trusteel steel frame and brick construction - please ask Belton Duffey for more information.

Outside, the property has driveway parking with a detached brick built garage, a gravelled front garden and an attractively landscaped low maintenance west facing garden to the rear.

8 Waveney Close is being 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. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. 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 UPVC door leads from the side of the property into the L-shaped entrance hall with space for coat hooks and shoe storage. Shelved airing cupboard housing the hot water cylinder, electric radiator, vinyl flooring, loft hatch and doors to all rooms.

KITCHEN

3.13m x 3.02m (10' 3" x 9' 11")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and electric hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer. Vinyl flooring, extractor fan, window to the side and a partly glazed UPVC door leading outside to the side of the property.

SITTING/DINING ROOM

5.07m x 3.67m (16' 8" x 12') at widest points.

Tiled open fireplace, 2 electric radiators, TV point and a wide window with fitted shutters overlooking the front garden.

BEDROOM 1

4.06m x 3.02m (13' 4" x 9' 11")

Window overlooking the rear garden.



BEDROOM 2

2.78m x 2.78m (9' 1" x 9' 1")

Electric radiator and a window with fitted shutters overlooking the front garden.

BATHROOM

2.13m x 1.71m (7' x 5' 7") at widest points.

A luxury white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit incorporating a wash basin and concealed cistern WC. Chrome towel radiator, vinyl flooring, tiled splashbacks, recessed ceiling lights and a window to the side with obscured glass and fitted shutters.

OUTSIDE

8 Waveney Close is set back from the cul de sac behind a gravelled front garden with space for planters etc and a concrete driveway to the side providing parking.

A tall pedestrian gate leads to the side of the bungalow where there is access to the garage and the property's 2 entrance doors. The rear garden beyond is west facing and has been attractively landscaped comprising paved and decked terraces interspersed with gravelled beds planted with low shrubs and plants. To the rear boundary, there is a brick and flint wall with fencing to the sides, garden shed and a door to the side of the garage.

GARAGE

4.90m x 2.78m (16' 1" x 9' 1")

Detached brick built garage with an up and over door to the front, power and light, pedestrian door and a window to the side.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street. At the end, turn left into Station Road then immediately right down High Street. At the bottom turn right into Burnt Street. Take the first left into Market Lane then the first left into Waveney Close. Bear left at the fork in the road and you will see number 8 further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

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

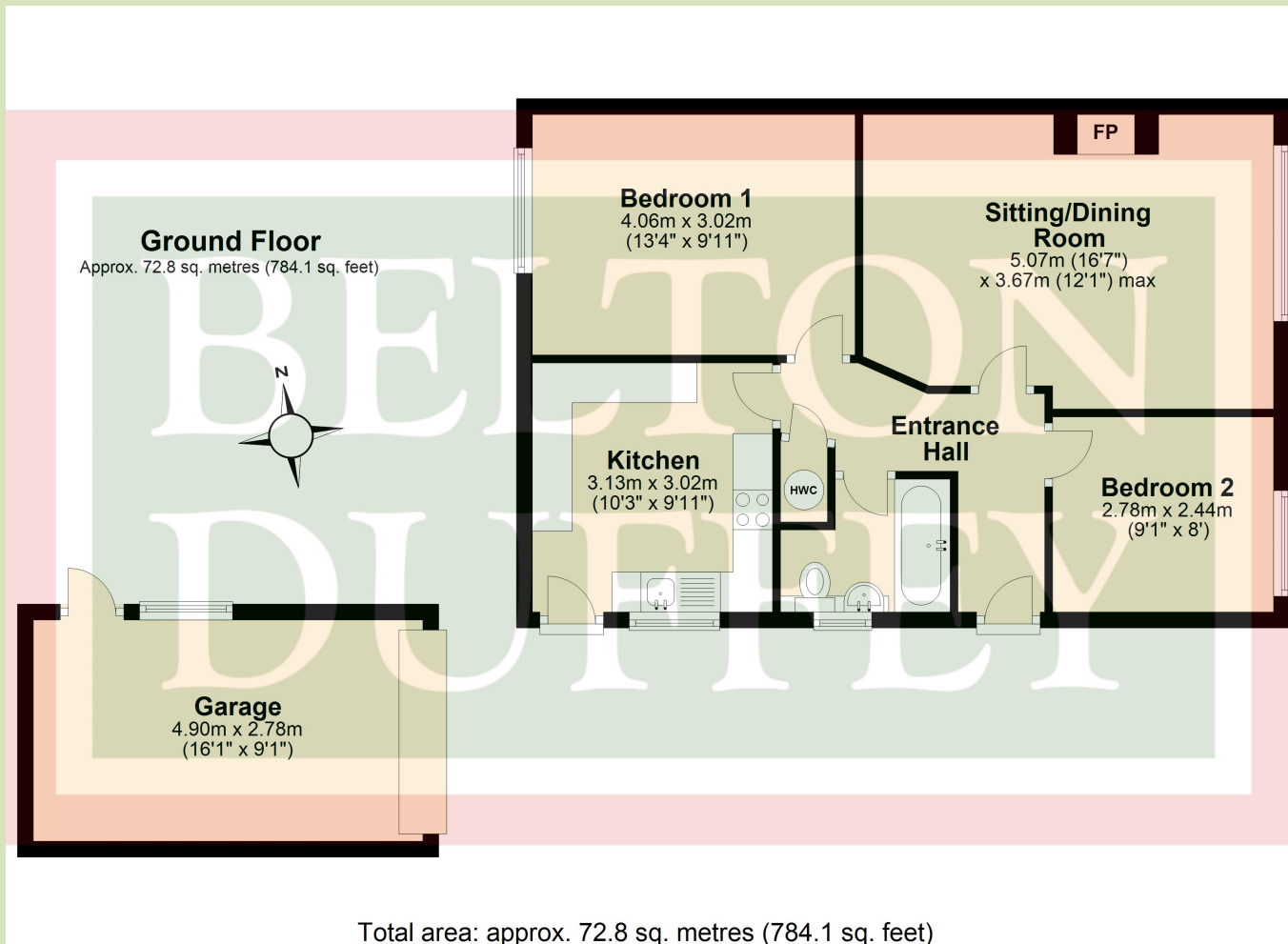
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

