



**81 Waveney Close, Wells-next-the-Sea**  
**Guide Price £385,000**

**BELTON DUFFEY**





## **81 WAVENEY CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HT**

A detached bungalow with 3 bedroom accommodation, south facing rear garden, driveway parking and garage. No chain.

### **DESCRIPTION**

81 Waveney Close is a detached bungalow situated on a popular residential cul de sac just half a mile from the town centre at Wells-next-the-Sea. There is accommodation comprising entrance hall which leads to the kitchen/breakfast room and sitting/dining room with an inner hallway, 3 bedrooms and a bathroom. The property would now benefit from a programme of light refurbishment but has UPVC double glazed windows and doors installed throughout, electric storage heating and an open fireplace in the sitting/dining room.

Outside, a driveway to the side provides parking for several vehicles and leads to a sectional concrete garage with a lawned garden to the front and a south facing rear garden with an extensive paved terrace and a lawn.

81 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. 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**

2.39m x 1.06m (7' 10" x 3' 6") A partly glazed UPVC door leads from the driveway to the side of the property into the entrance hall with space for coat hooks and shoe storage. Doors to the kitchen/breakfast room, sitting/dining room and bedroom 3.





## **KITCHEN/BREAKFAST ROOM**

3.33m x 2.78m (10' 11" x 9' 1") at widest points. A range of base and wall units with laminate worktops incorporating an enamel sink unit with drainer, tiled splashbacks. Spaces for a cooker and fridge freezer, space and plumbing for a washing machine. Shelved pantry cupboard and a shelved airing cupboard housing the hot water cylinder, vinyl flooring, electric storage heater and room for a small breakfast table and chairs. Door to the inner hallway, window and a partly glazed UPVC door leading outside to the driveway to the side of the property.

## **SITTING/DINING ROOM**

5.04m x 3.69m (16' 6" x 12' 1") at widest points. Tiled open fireplace with a pamment tiled hearth, electric storage heater and a wide window overlooking the rear garden.

## **INNER HALLWAY**

1.81m x 1.00m (5' 11" x 3' 3") Loft hatch and doors to bedrooms 1 and 2 and the bathroom.

## **BEDROOM 1**

4.08m x 3.33m (13' 5" x 10' 11") at widest points. Extensive range of fitted wardrobes and cupboards, vinyl flooring, electric storage heater and a wide window overlooking the front garden.

## **BEDROOM 2**

3.06m x 3.03m (10' 0" x 9' 11") Electric storage heater and a window overlooking the front garden.

## **BEDROOM 3**

2.69m x 2.42m (8' 10" x 7' 11") Window overlooking the rear garden.

## **BATHROOM**

1.84m x 1.68m (6' 0" x 5' 6") A suite comprising an enamel bath, pedestal wash basin and WC. Electric towel radiator, vinyl flooring, tiled splashbacks and a window to the side with obscured glass.

## **OUTSIDE**

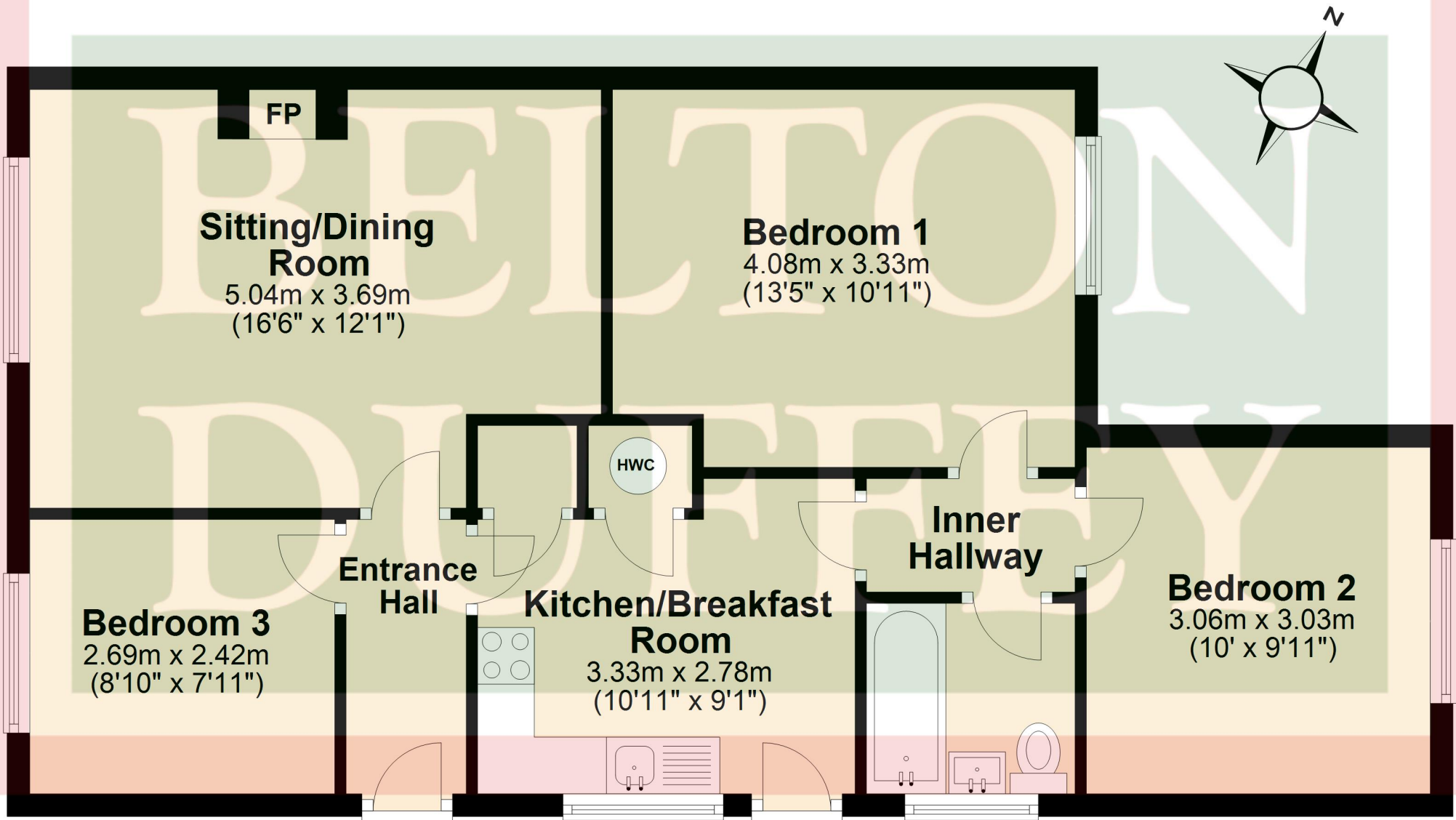
81 Waveney Close is set back from the cul de sac behind a lawned front garden with beds planted with low shrubs and flowers and a concrete driveway to the side providing parking for several cars and leading to the concrete sectional garage.

Both sides of the property lead to the south facing rear garden which comprises an extensive paved terrace with a step up to a lawn with well stocked perimeter borders.



# Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



Total area: approx. 66.8 sq. metres (719.4 sq. feet)



## **GARAGE**

4.88m x 2.44m (16' 0" x 8' 0") Concrete sectional garage with an up and over door to the front and a pedestrian door to the rear garden.

## **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 and take the first left into Market Lane then first left into Waveney Close. You will see number 81 a little further up on the right-hand side.

## **OTHER INFORMATION**

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

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.







## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://www.beltonduffey.com)

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