



6 Ashburton Close, Wells-next-the-Sea
Guide Price £650,000

BELTON DUFFEY



6 ASHBURTON CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QG

A superbly presented detached 4 bedroom, 2 bathroom house with beautifully landscaped gardens, parking and garage.

DESCRIPTION

Built in 2018 to a high specification, 6 Ashburton Close is a traditionally styled detached house situated in a tucked away position on the edge of the popular Staithe Place development on the outskirts of Wells-next-the-Sea. There is superbly presented light and airy accommodation including, to the ground floor, entrance hall, cloakroom, large kitchen/dining room with a utility area, a study and a spacious double aspect sitting room. Upstairs, the landing leads to an en suite principal bedroom, 3 further bedrooms and a family bathroom.

The property also has the benefit of double glazed windows and doors, gas-fired central heating, an intruder alarm and the remainder of its NHBC warranty.

Outside, 6 Ashburton Close stands in beautifully landscaped gardens to the front and rear with a garage and driveway parking. The property has been a much loved permanent home for the current owner but would also suit those buyers looking for a low maintenance coastal second home less than a 10 minute walk from the town centre and the amenities on offer at Wells-next-the-Sea.

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 door with outside light leads from the front of the property into the entrance hall with the staircase to the first floor landing, understairs storage cupboard. Radiator, central heating and alarm controls, laminate flooring and doors to kitchen/dining room, sitting room and study. Door leading into:



CLOAKROOM

Pedestal wash basin, WC, laminate flooring, radiator and extractor fan.

KITCHEN/DINING ROOM

8.95m x 3.2m (29' 4" x 10' 6") at widest points.

A spacious room with ceramic floor tiles. Comprising:

KITCHEN AREA

A range of pale blue base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink, tiled splashbacks. Space for a range style cooker with gas connection and stainless steel extractor hood over, spaces and plumbing for a dishwasher, under counter fridge or freezer and a freestanding American style fridge freezer. Plinth heater, 2 windows overlooking the rear garden and a door to the utility room. Open plan to:

DINING AREA

French doors leading outside to the rear garden, wiring for a pendant light over the dining space, radiator and double doors to the sitting room.

UTILITY ROOM

2.27m x 1.65m (7' 5" x 5' 5")

Base cupboard with a laminate worktop incorporating a stainless steel sink unit, space and plumbing under for a washing machine, tiled splashbacks. Gas-fired boiler, radiator, tiled floor, extractor fan and a partly glazed UPVC door leading outside to the driveway to the side of the property.

SITTING ROOM

4.69m x 3.74m (15' 5" x 12' 3")

An exposed brick fireplace housing a wood burning stove on a pamment tiled hearth with an oak mantel over, 2 radiators, laminate flooring. Double aspect windows to the front and side.

STUDY

2.99m x 2.95m (9' 10" x 9' 8")

Radiator, laminate flooring and a window to the front.

FIRST FLOOR LANDING

Built-in airing cupboard housing the hot water cylinder, radiator and loft hatch.

BEDROOM 1

4.75m x 3.73m (15' 7" x 12' 3") at widest points.

Built-in wardrobe cupboard, radiator and double aspect windows to the front and side with far reaching countryside views. Door leading into:



EN SUITE SHOWER ROOM

Suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, vinyl flooring, shaver point, extractor fan and a window to the front.

BEDROOM 2

4.07m x 3.37m (13' 4" x 11' 1") at widest points.

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

BEDROOM 3

3.59m x 2.75m (11' 9" x 9' 0") at widest points.

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

BEDROOM 4

3.21m x 2.9m (10' 6" x 9' 6")

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

FAMILY BATHROOM

Suite comprising a panelled bath, shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Vinyl flooring, partly tiled walls, radiator, shaver point, extractor fan and an obscured glass window to the rear.

OUTSIDE

6 Ashburton Close is situated in a tucked away location standing behind a pretty front garden planted with lavender and low shrubs with a lawn to the side and a sandstone pathway leading to the front entrance door with an outside light. A useful screened area to the west provides a space for refuse bin storage etc.

To the side of the property, there is a gravelled driveway providing parking and leading to the garage and a tall timber pedestrian gate to the rear garden. The garden has been beautifully landscaped by the current owner with a paved terrace opening out from the kitchen/dining room French doors interspersed with low shrubs and flowering plants. A lawn beyond has well stocked borders with fenced boundaries, gravelled garden area and a sunken patio with a pergola over. Outside tap and light.

GARAGE

6.3m x 3.44m (20' 8" x 11' 3")

Parking spaces in front, up and over door, power and light and a pedestrian door to the property's rear garden.



DIRECTIONS

Leave Wells-next-the-Sea town centre heading south on the B1105 and turn left into the Staithe Place development. Take the first right into Ashburton Close and bear right at the fork in the road where you will see number 6 at the end on the right-hand side.

OTHER INFORMATION

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band E.

TENURE

This property is for sale Freehold.

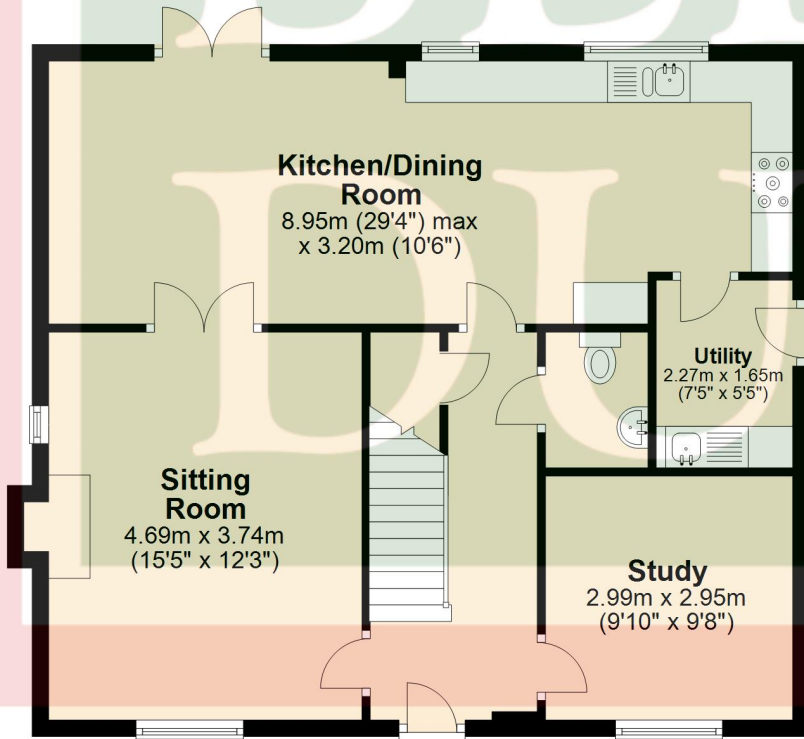
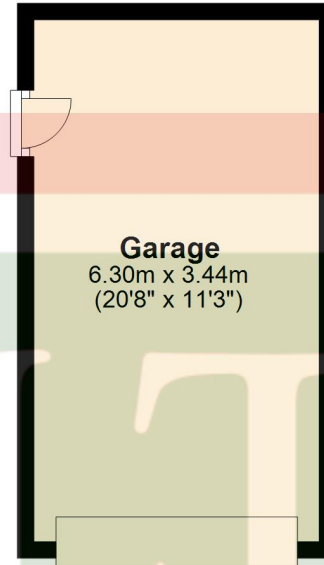
VIEWING

Strictly by appointment with the agent.



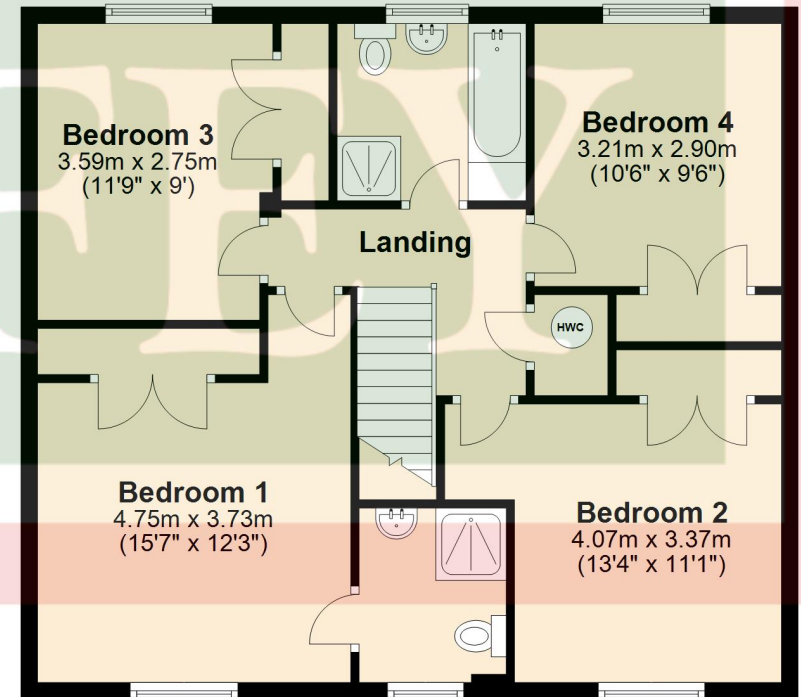
Ground Floor

Approx. 93.1 sq. metres (1001.7 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.3 sq. feet)



Total area: approx. 165.7 sq. metres (1784.0 sq. feet)



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