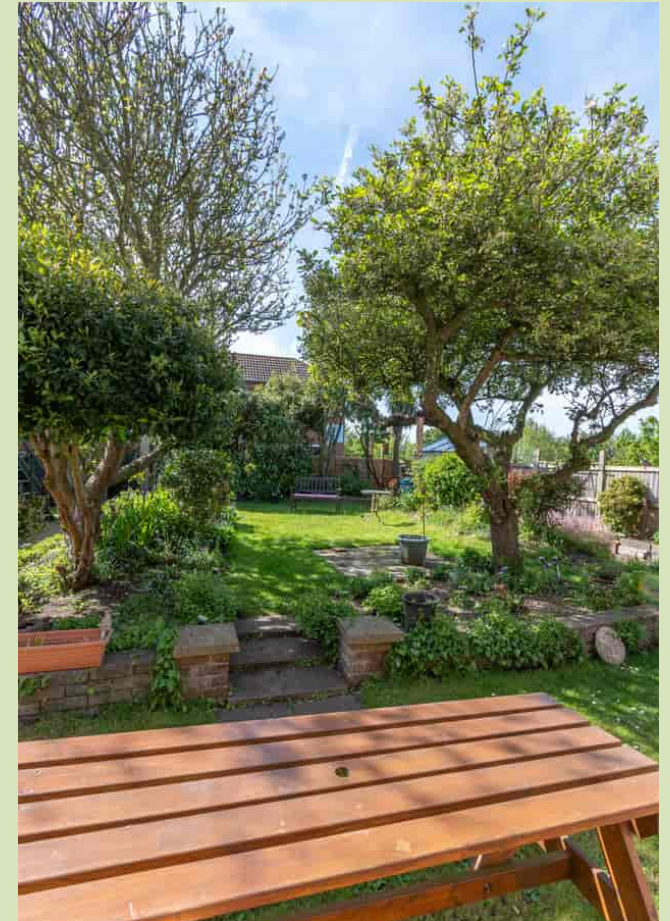




Greengates, Wells-next-the-Sea
Guide Price £485,000

BELTON DUFFEY



GREENGATES, STIFFKEY ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QB

A detached period house with spacious 3 bedroom, 3 reception room accommodation, driveway parking and a good sized west facing garden.

DESCRIPTION

Greengates is a detached 3 bedroom, 3 reception room property situated on the edge of Wells-next-the-Sea with the rare benefit of elevated views across the rooftops of the town and out to the sea in the distance. Few period properties in the town are lucky enough to combine spacious accommodation, attractive west facing gardens with garaging and driveway parking with plenty of room for boat and caravan storage etc and, of course, the views.

There is spacious accommodation to the ground floor comprising a dining hall, kitchen, sitting room and snug with a side hallway leading to a utility room, bathroom and shower. Upstairs, bedroom 1 has an en suite shower room and fine views towards the sea, bedroom 2 has a its own cloakroom and there is also a third double bedroom.

The west facing gardens are a particular feature of Greengates having been landscaped and well maintained by the current owners with driveway parking for up to 4 cars, a garage and boat store.

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.



DINING HALL

3.83m x 3.36m (12' 7" x 11' 0")

A glazed UPVC door with a glazed panel to the side leads from the property's garden into the dining hall with a radiator and exposed ceiling beams. Window to the rear with obscured glass, door opening onto a staircase to the first floor landing, door to the kitchen and an opening to:

SNUG

4.28m x 3.41m (14' 1" x 11' 2")

Fireplace, radiator, exposed ceiling beams, west facing window overlooking the garden and a wide archway leading into:

SITTING ROOM

4.63m x 3.41m (15' 2" x 11' 2")

A double aspect sitting room with a window to the north and glazed sliding patio doors leading outside to the garden. Radiator.

KITCHEN

3.41m x 2.74m (11' 2" x 9' 0")

A range of pale green base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with an extractor hood over, spaces and plumbing for a dishwasher and fridge freezer.

2 windows to the rear with obscured glass, window and a glazed timber door to the side lobby.

SIDE LOBBY

Spaces for coat hooks and shoe storage etc, Vaillant gas-fired central heating boiler. Doors to the utility room, bathroom, shower and a glazed UPVC door giving access to the property's garden.

UTILITY ROOM

2.34m x 2.20m (7' 8" x 7' 3") at widest points.

L-shaped utility room with worktops with spaces and plumbing under for a washing machine, tumble dryer, fridge and freezer. Fitted shelving and a window to the side with obscured glass.

BATHROOM

2.16m x 1.78m (7' 1" x 5' 10")

A white suite comprising a shaped bath with a shower mixer tap, pedestal wash basin and WC. Radiator, tiled floor and splashbacks, extractor fan and a window to the west with obscured glass.



SHOWER

1.47m x 0.87m (4' 10" x 2' 10")

Shower cubicle with a chrome mixer shower, tiled floor and splashbacks, electric wall heater and extractor fan.

FIRST FLOOR LANDING

Radiator, built-in bookshelves, window to the rear with obscured glass and doors to the 3 bedrooms.

BEDROOM 1

4.68m x 3.41m (15' 4" x 11' 2") at widest points.

Double aspect windows to the side and rear with far reaching views towards the sea. Radiator, built-in storage cupboards, loft hatch (where the hot water cylinder is located) and a door leading into:

EN SUITE SHOWER ROOM

1.91m x 1.27m (6' 3" x 4' 2") at widest points.

A white suite comprising a shower cubicle, pedestal wash basin and WC. Electric wall heater and a window to the west with obscured glass.

BEDROOM 2

3.58m x 2.44m (11' 9" x 8' 0")

Built-in cupboards and display shelf, night storage heater, west facing window overlooking the garden and a door leading into:

CLOAKROOM

1.48m x 1.02m (4' 10" x 3' 4")

Pedestal wash basin, WC and a window to the west with obscured glass.

BEDROOM 3

3.17m x 2.49m (10' 5" x 8' 2")

Extensive range of built-in storage cupboards, radiator and a window to the west overlooking the garden.

OUTSIDE

Greengates is approached over a driveway providing parking for up to 4 cars and leading to the garage and attached boat store. A tall timber pedestrian gate opens onto the attractively landscaped west facing garden.

The garden comprises a neat lawn interspersed with specimen trees with concrete pathways which meander through well stocked plant and shrub beds. Greenhouse, timber garden shed and a children's play house. Tall fenced boundaries, outside tap and lighting.



GARAGE AND BOAT STORE

6.00m x 3.00m (19' 8" x 9' 10")

Concrete sectional garage with power and light, up and over door to the front, window to the side and a pedestrian door to the garden. Attached covered boat store to the side.

DIRECTIONS

Leave Wells-next-the-Sea heading west on the A149 Warham Road, towards Cromer passing the Norfolk Hideaways junction where you will see Greengates a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

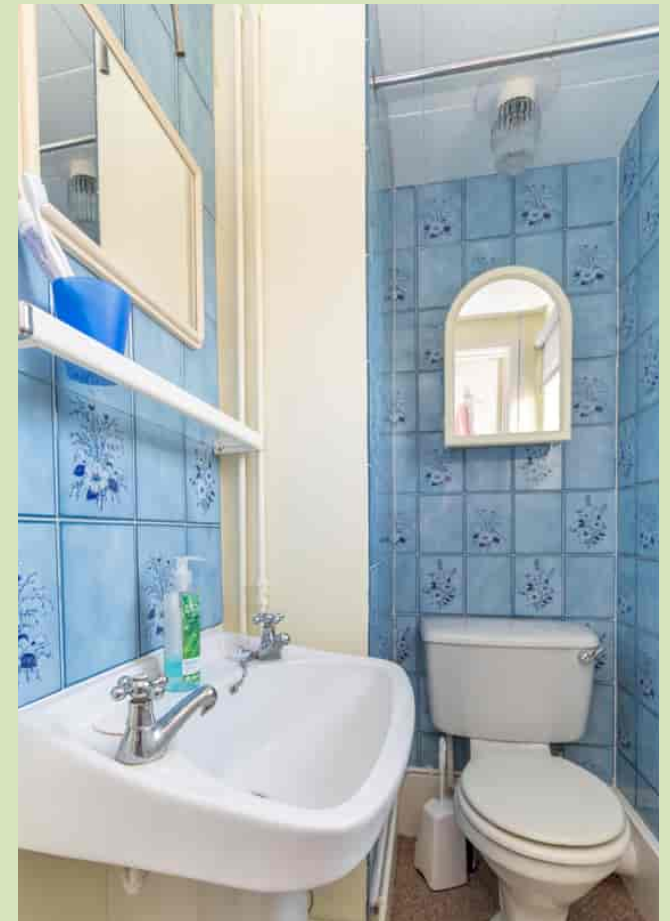
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

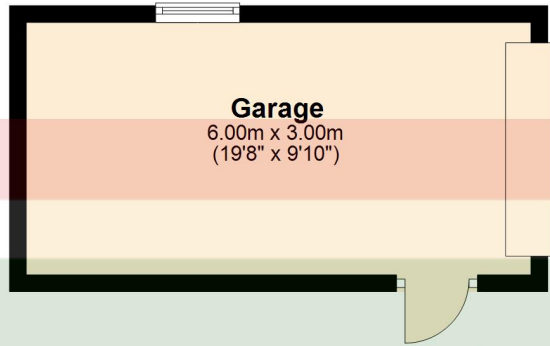
TENURE

This property is for sale Freehold.

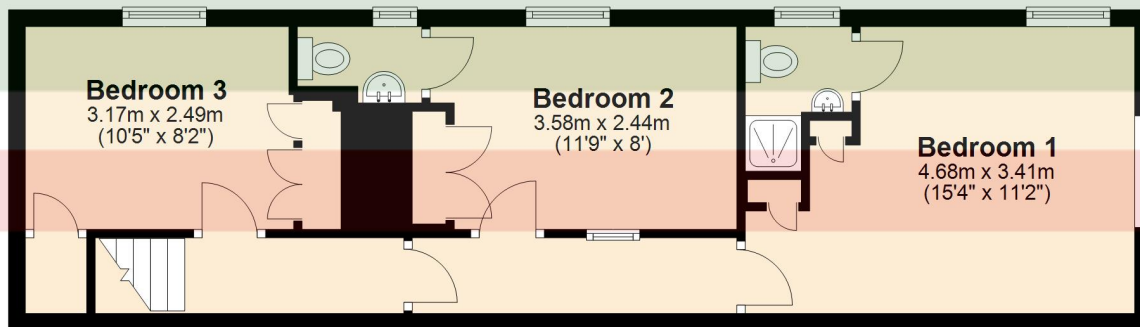
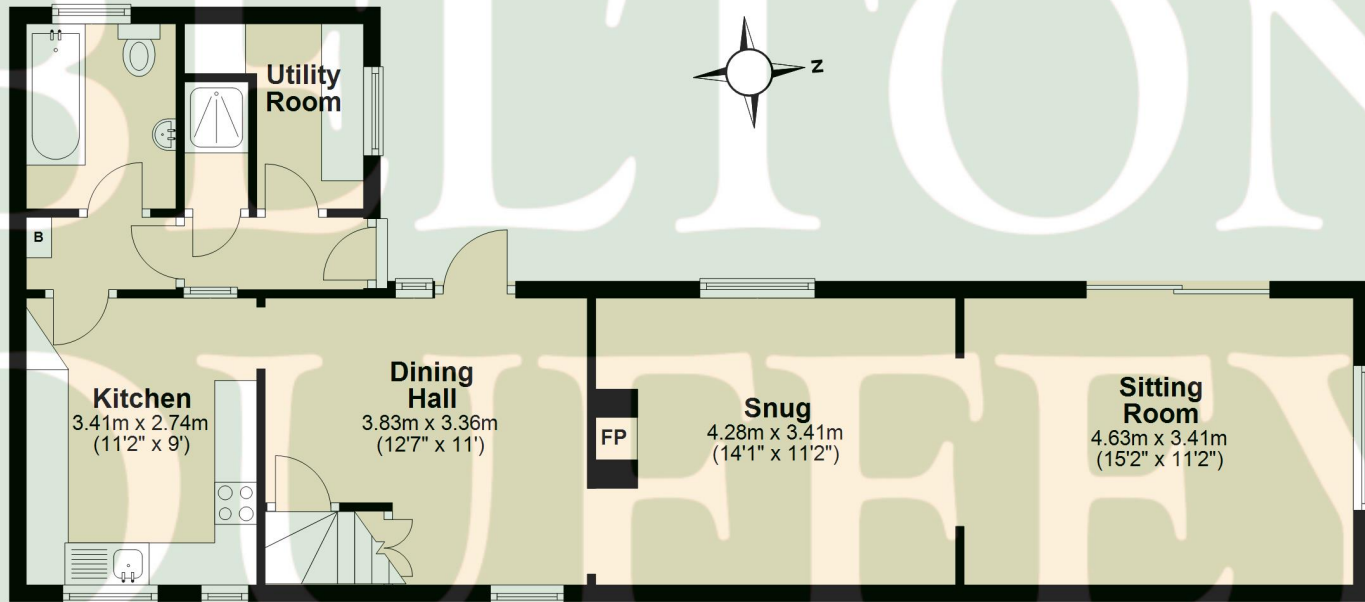
VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 66.7 sq. metres (718.4 sq. feet)



First Floor
Approx. 43.5 sq. metres (467.9 sq. feet)

Total area: approx. 110.2 sq. metres (1186.3 sq. feet)



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.

