



**12 Russell Close, Wells-next-the-Sea**  
**Guide Price £500,000**

**BELTON DUFFEY**





## **12 RUSSELL CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BX**

A beautifully refurbished 2 bedroom bungalow with an attractive west facing rear garden and driveway parking, situated on a popular cul de sac close to town centre. No chain.

### **DESCRIPTION**

12 Russell Close is a garage link detached bungalow situated towards the end of a popular cul de sac within walking distance of the centre of town at Wells-next-the-Sea. The property has been beautifully refurbished by the current owners with a cool contemporary high specification interior decorated in neutral tones. The accommodation briefly comprises an entrance hall, well appointed kitchen/dining room, sitting room with a wood burning stove, 2 double bedrooms and a luxury bathroom. Further benefits include UPVC double glazed windows and doors, gas-fired central heating with a smart Nest thermostat, oak veneer internal doors and engineered oak flooring.

Outside, there is driveway parking with a useful attached store and utility room, a lawned front garden and an attractively landscaped west facing garden to the rear.

12 Russell Close is being offered for sale with no onward chain and some of the furniture, fixtures and fittings are available by separate negotiation.

### **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 partly glazed composite door with a glazed panel to the side leads from the front garden into the entrance hall with engineered oak flooring, loft hatch (where the gas-fired combi boiler is located), smart Nest heating thermostat and radiator. Doors to all rooms.

## **KITCHEN/DINING ROOM**

4.85m x 2.73m (15' 11" x 8' 11")

Open plan kitchen/dining room with engineered oak flooring and recessed ceiling lights. Comprising:

### **KITCHEN AREA**

A range of shaker style base and wall units with oak block worktops and upstands incorporating a white ceramic butler sink with mixer tap. Integrated appliances including a 5 ring ceramic hob with a stainless steel and glass extractor hood over, oven, microwave, dishwasher and fridge freezer. Window to the side with fitted shutters. Open plan to:

### **DINING AREA**

Room for a dining table and chairs, radiator and UPVC French doors leading outside to the rear garden.

## **SITTING ROOM**

4.43m x 3.63m (14' 6" x 11' 11")

A bright and airy double aspect sitting room with windows to the front and side, both with fitted shutters. Fireplace housing a wood burning stove on a slate hearth, radiator, engineered oak flooring and recessed ceiling lights.

## **BEDROOM 1**

3.80m x 3.63m (12' 6" x 11' 11")

Radiator, engineered oak flooring, recessed ceiling lights and a window with fitted shutters overlooking the rear garden.

## **BEDROOM 2**

3.83m x 3.42m (12' 7" x 11' 3")

Radiator, engineered oak flooring, recessed ceiling lights and a window with fitted shutters overlooking the front garden.







## **BATHROOM**

3.41m x 1.57m (11' 2" x 5' 2")

A luxury white suite comprising a panelled bath with a chrome mixer shower and glass shower screen over, vanity storage unit incorporating a wash basin, WC.

Tiled floor and splashbacks, chrome towel radiator, shelved storage recess, recessed ceiling lights and extractor fan. Window to the side with obscured glass.

## **OUTSIDE**

12 Russell Close is situated at the end of the cul de sac set back behind a low brick wall and is approached through metal double gates opening onto a driveway providing parking and leading to the store/utility room. There is a small lawned front garden to the side with perimeter borders planted with low shrubs and flowers with a pedestrian gate and pathway to the entrance door with outside lighting.

A pedestrian gate to the side of the bungalow leads to the west facing rear garden which has been attractively landscaped comprising a lawn, well stocked shrub and flower beds, concrete walkways, outside lighting and high fenced boundaries.

## **STORE**

3.07m x 2.71m (10' 1" x 8' 11")

Accessed via timber double doors from the driveway with power and light, gas and electric meters, fitted shelving and a door leading into:

## **UTILITY ROOM**

2.66m x 2.52m (8' 9" x 8' 3")

A range of shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit.

Spaces and plumbing for a washing machine and tumble dryer, vinyl flooring, electric radiator, recessed ceiling lights, window and a partly glazed UPVC door leading outside to the rear garden.







## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street, continue to the end and turn right at the T-junction into Station Road. Continue to the end of Station Road and, just before the junction with the A148, turn right into Park Road.

At the crossroads at the bottom of Park Road, turn left in Bases Lane and take the next left into Russell Close. Follow the road round to the right where you will see number 12 directly in front of you, 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 E.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

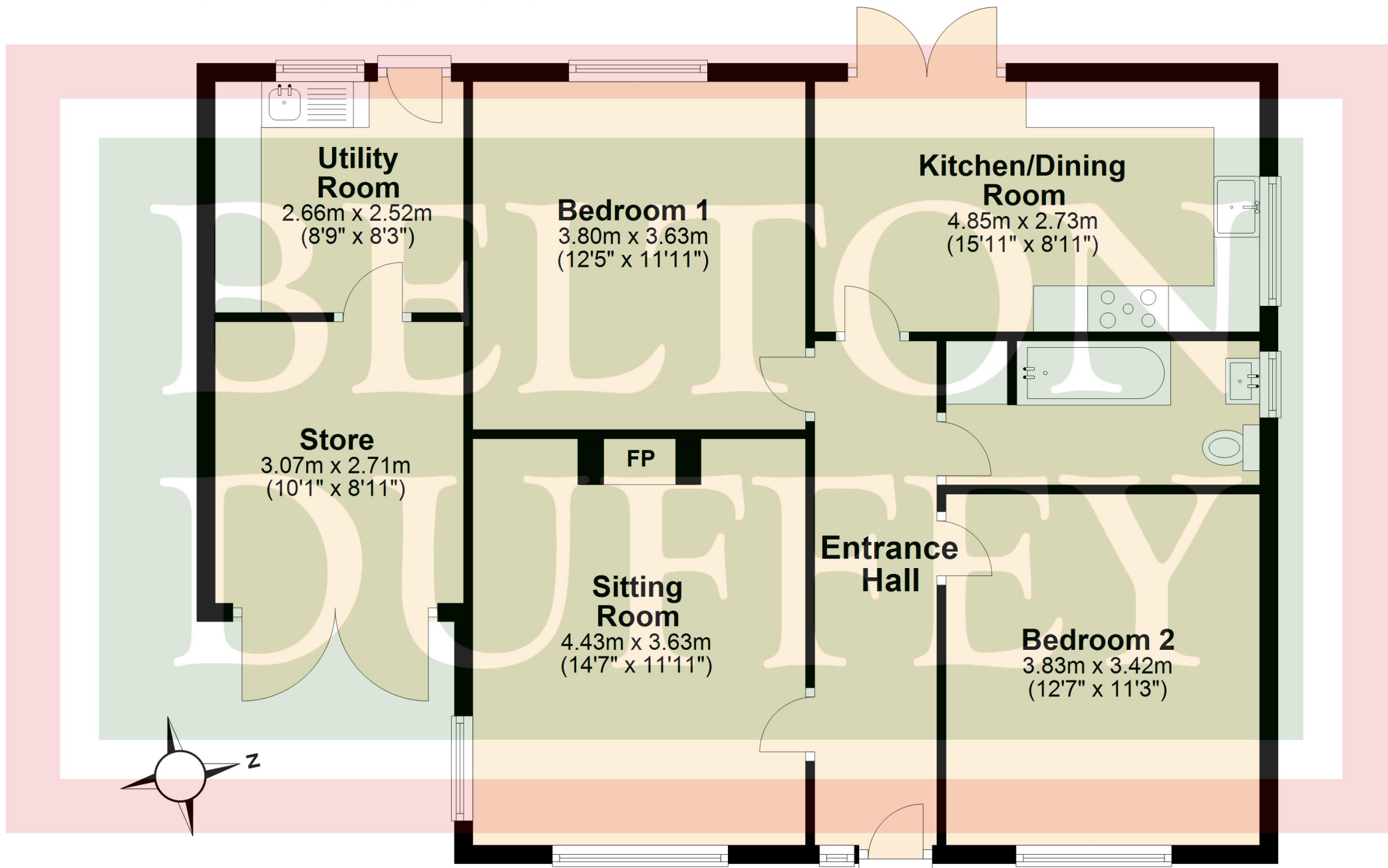
Strictly by appointment with the agent.





## Ground Floor

Approx. 87.4 sq. metres (941.3 sq. feet)



Total area: approx. 87.4 sq. metres (941.3 sq. feet)



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