



**19/21 Park Road, Wells-next-the-Sea**  
**Guide Price £499,950**

**BELTON DUFFEY**

## 19/21 PARK ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DQ

A spacious double fronted mid terrace period cottage with 3 double bedroom, 2 bathroom accommodation and an attractive west facing garden. No chain.

### DESCRIPTION

19/21 Park Road is a surprisingly large double fronted mid terrace period cottage, built circa 1834, in a tucked away location just a short walk from the centre of the seaside town of Wells-next-the-Sea. The property would make an ideal permanent residence or, as its current use, a much loved second home with holiday lettings potential.

The cottage has extended ground floor accommodation comprising an entrance hall, kitchen/breakfast room, sitting room, double bedroom, shower room and WC. The upstairs rooms all have full height vaulted ceilings with exposed beams with the landing leading to 2 further double bedrooms, the principal offering scope to create an en suite (subject to the necessary permissions) and a bathroom. The property further benefits from UPVC double glazing, solid wood internal latch doors, gas-fired central heating and a fireplace in the sitting room which houses a wood burning stove.

Outside, the property has a good sized attractive west facing rear garden with a paved terrace and lawns.

19/21 Park Road is being offered for sale with no onward chain and 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**

3.78m x 0.91m (12' 5" x 3' 0")

A partly glazed UPVC door leads from the rear of the property into the entrance hall with space for coat hooks and shoe storage etc. Tiled floor, radiator and doors to the kitchen/dining room, bedroom 3, shower room and cloakroom.

## **KITCHEN/DINING ROOM**

4.44m x 4.03m (14' 7" x 13' 3")

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Cooker space with an extractor hood over, space for a tall freestanding fridge freezer, spaces and plumbing for a dishwasher and washing machine. Former fireplace recess, built-in storage cupboard, exposed ceiling beams, radiator, tiled floor and double aspect windows to the front and rear. Open plan to:

## **SITTING ROOM**

4.44m x 4.34m (14' 7" x 14' 3")

Fireplace housing a wood burning stove on a pamment tiled hearth, radiator, exposed ceiling beams and double aspect windows to the front and overlooking the rear garden. Staircase leading up to the first floor landing.

## **BEDROOM 3**

3.78m x 2.99m (12' 5" x 9' 10")

Radiator, loft hatch and a window overlooking the rear garden.

## **SHOWER ROOM**

1.73m x 0.82m (5' 8" x 2' 8")

Shower cubicle with an electric shower, radiator, tiled floor and a window to the side with obscured glass.



## **WC**

1.92m x 0.82m (6' 4" x 2' 8")

Corner wash basin with a tiled splashback, WC, Viessmann gas-fired boiler, radiator, tiled floor, extractor fan and a window to the side with obscured glass.

## **FIRST FLOOR LANDING**

Vaulted ceiling with exposed beams, window overlooking the rear garden and doors to the 2 upstairs bedrooms and bathroom.

## **BEDROOM 1**

4.70m x 4.59m (15' 5" x 15' 1") at widest points.

A large bedroom which offers scope to create an en suite or to divide into 2 bedrooms (subject to the necessary permissions). Full height vaulted ceiling with exposed beams, built-in double wardrobe cupboard, radiator and a supplementary electric heater, double aspect windows to the front and overlooking the rear garden.

## **BEDROOM 2**

3.87m x 2.83m (12' 8" x 9' 3")

Full height vaulted ceiling with exposed beams, built-in wardrobe cupboard also housing the hot water cylinder, radiator and a window to the front.

## **BATHROOM**

2.94m x 1.66m (9' 8" x 5' 5")

A suite comprising a panelled bath, shower cubicle with an electric shower, pedestal wash basin and WC. Radiator, vinyl flooring, tiled splashbacks, vaulted ceiling with exposed beams and a window to the rear with obscured glass.

## **OUTSIDE**

19/21 Park Road is situated in a tucked away location and is accessed via a pedestrian right of way leading to a good sized attractive west facing garden to the rear bounded by a low wall and fencing.

A picket gate opens onto a pathway to the front entrance door where there is a lawn with a paved terrace, log store and outside lighting. The main garden beyond is lawned with a fine old feature tree, shrub bed, shed and a timber summerhouse with a glazed door and windows providing an attractive setting to relax and look back over the garden.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left to the top of Staithe Street and at the T-junction, turn right into Station Road. Continue almost to the end and turn right into Park Road where you will see number 19/21 approximately 400 yards along on the left-hand side. Access is via a right of way over a pathway at the end of the terrace which leads to the rear of the property.

## 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.

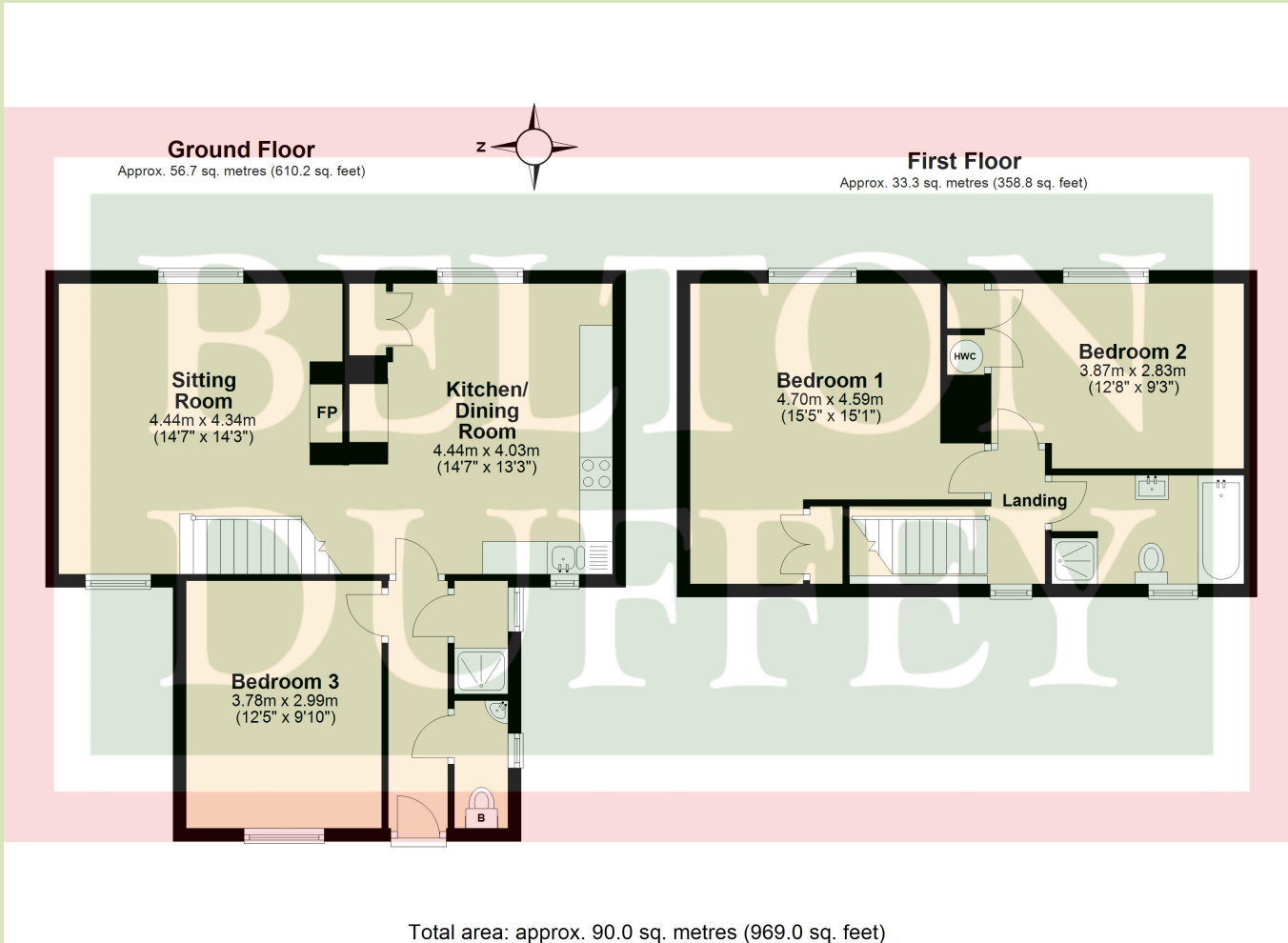
## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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