



3 Knitting Needle Lane, Wells-next-the-Sea
Offers in Excess of £250,000

BELTON DUFFEY

3 KNITTING NEEDLE LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LN

A semi detached 2 bedroom bungalow with a conservatory, south facing garden, residential parking. Walking distance of town centre.

DESCRIPTION

3 Knitting Needle Lane is a rare opportunity to purchase an ex-local authority bungalow situated within walking distance of the town centre and the Quay in the ever popular seaside town of Wells-next-the-Sea. The property is semi-detached and has accommodation comprising an L-shaped entrance hall which leads to a sitting room, kitchen/dining room with a separate utility and a conservatory off which overlooks the rear garden. There are also 2 bedrooms and a shower room.

Further benefits include gas-fired central heating to radiators, UPVC double glazed windows and doors and a south facing rear garden with a useful timber workshop/store with power. Parking consists of 10 residential parking spaces available for property numbers 3-10 close by.

Please note there is a restrictive covenant on this property, which states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase. Please ask Belton Duffey for more information.



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 storm porch over and light leads from the front of the property into the L-shaped entrance hall. Built-in storage cupboard, radiator, vinyl flooring, telephone point and loft hatch.

KITCHEN/DINING ROOM

3.88m x 3.62m (12' 9" x 11' 11") at widest points.

A range of oak wall and base units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space, space and plumbing for a washing machine or dishwasher, spaces for a fridge and freezer. Built-in cupboard, radiator, vinyl flooring, window to the conservatory and a partly glazed timber door leading into:

SIDE LOBBY

Opening to the conservatory and a partly glazed door leading into the utility room.

UTILITY ROOM

2.00m x 1.91m (6' 7" x 6' 3")

Vaillant gas-fired central heating boiler, fitted shelves, vinyl flooring and a window to the side.

CONSERVATORY

3.8m x 1.7m (12' 6" x 5' 7")

Double glazed UPVC construction on a low brick wall with a polycarbonate roof, space and plumbing for a washing machine, vinyl flooring. Partly glazed composite door leading outside to the rear garden.



SITTING ROOM

4.18m x 3.23m (13' 9" x 10' 7") at widest points.

Fireplace currently housing a gas fire, radiator, vinyl flooring, TV point and a window to the front.

BEDROOM 1

3.52m x 3.46m (11' 7" x 11' 4")

Radiator and a window to the front.

BEDROOM 2

3.28m x 2.06m (10' 9" x 6' 9")

Radiator and a window overlooking the rear garden.

SHOWER ROOM

2.31m x 1.92m (7' 7" x 6' 4")

Wet room style shower area with a chrome mixer shower and shower curtain, wall mounted wash basin, WC. Tiled splashbacks, radiator, electric wall heater and a window to the rear with obscured glass.

OUTSIDE

To the front of the property, there is a lawn with a concrete pathway leading to the front entrance porch with outside light.

A tall timber pedestrian gate leads to the side of the property where there is space for refuse bin storage etc, deep flower bed and a concrete pathway leading to the rear garden. The garden is south facing and comprises a lawn, fenced boundaries, gravelled terrace, small patio area, concrete pathway and perimeter borders. Timber workshop/store with power, garden shed, outside tap and lighting.

Parking consists of 10 residential parking spaces available for property numbers 3-10 close by.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office turn left up Staithe Street and left onto Station Road. Pass the Post Office on your left and turn right at the T-junction onto Polka Road. Take the first left into Maryland and next left again into Knitting Needle Lane. Continue straight over at the crossroads and you will see the residential parking area further up on the right-hand side. Number 3 is to the far right hand side, behind the parking area.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

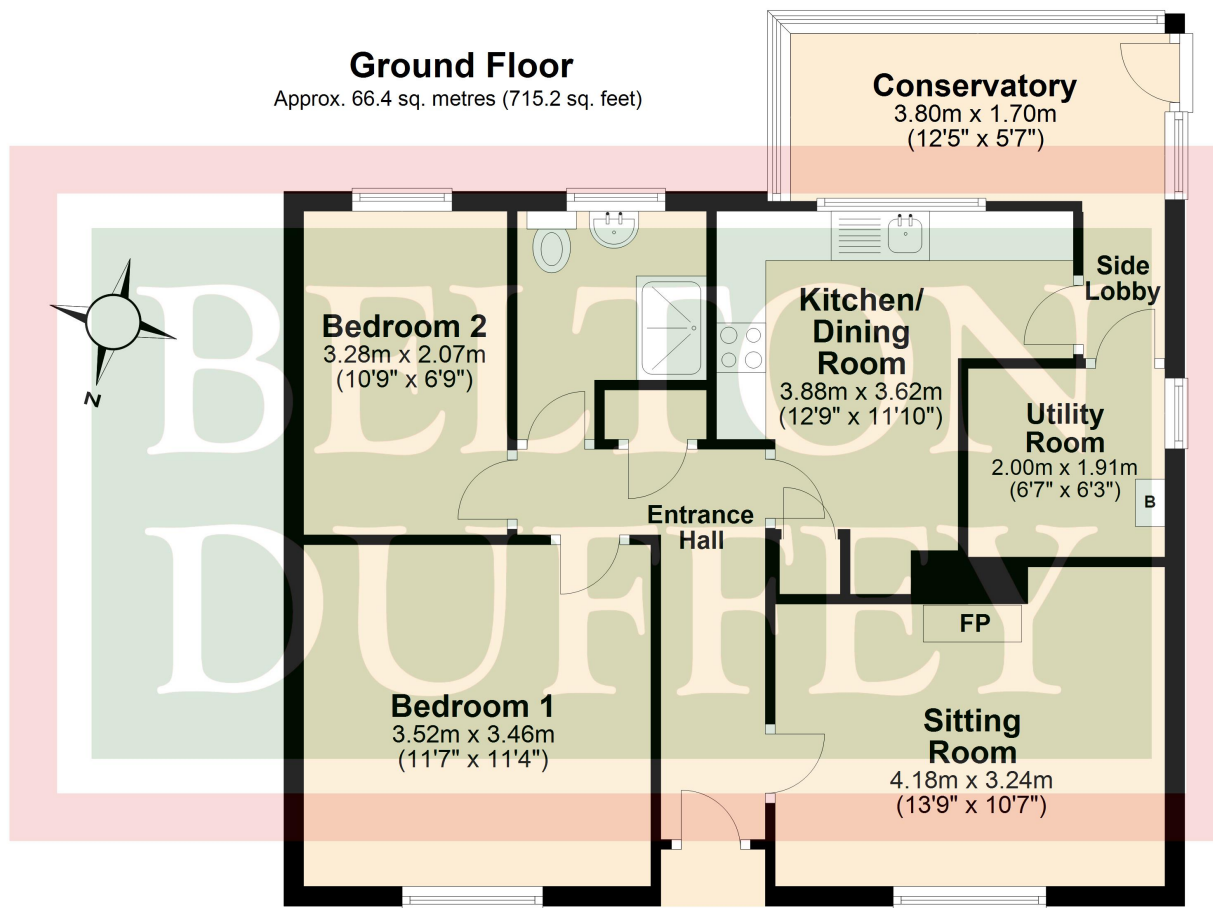
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 sq. feet)





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