



57 High Street, Wells-next-the-Sea
Guide Price £440,000

BELTON DUFFEY

57 HIGH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EN

A 3 bedroom house situated in a Conservation Area within walking distance of the town centre with a garage and small courtyard garden. No onward chain.

DESCRIPTION

Number 57 is a 3 bedroom mid-terrace house situated on the pretty High Street in Wells-next-the-Sea, a residential Conservation Area which reflects its former glory with quaint, period shop frontages and priding itself as one of the town's most prestigious addresses.

This property was built in the early 1980s and sits sympathetically alongside the period houses nearby. The house has well presented accommodation comprising an entrance hall, cloakroom, kitchen and sitting/dining room with a galleried landing upstairs leading to 3 bedrooms and a bathroom. There is also the benefit of UPVC double glazed sash windows and doors, oak veneer internal doors and gas-fired central heating.

With a small courtyard garden and garaging, this property lends itself to a variety of uses including as a low maintenance permanent home close to amenities or as a second home. 57 High Street 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

A partly glazed composite stable door with a storm porch over leads from the rear of the property into the entrance hall with staircase to the first floor landing. Understairs storage cupboard and doors to the kitchen, sitting/dining room and cloakroom.

CLOAKROOM

1.50m x 1.16m (4' 11" x 3' 10")

Wash basin with a tiled splashback, WC, vinyl flooring and a small window to the side with obscured glass.

KITCHEN

2.57m x 2.06m (8' 5" x 6' 9")

Range of cream base and wall units with laminate worktops incorporating a white ceramic sink unit with a swan neck mixer tap, tiled splashbacks. Spaces for a cooker and fridge freezer, space and plumbing for a washing machine, vinyl flooring, window to the High Street and an archway to the dining area.

SITTING/DINING ROOM

7.37m x 3.33m (24' 2" x 10' 11")

A light and airy room double aspect room with a window to the High Street and UPVC French doors leading outside to the courtyard garden. Fireplace housing a gas fire with a back boiler providing central heating.

FIRST FLOOR LANDING

Galleried landing with an airing cupboard housing the hot water cylinder, loft hatch and doors to the 3 bedrooms and bathroom.



BEDROOM 1

3.61m x 3.35m (11' 10" x 11' 0")

Built-in cupboard and an extensive range of fitted pine wardrobes, window to the rear.

BEDROOM 2

3.35m x 2.97m (11' 0" x 9' 9")

Built-in cupboard and a window to the High Street.

BEDROOM 3

2.31m x 2.11m (7' 7" x 6' 11")

Window to the High Street.

BATHROOM

2.31m x 1.91m (7' 7" x 6' 3")

A white suite comprising a panelled bath with a shower mixer tap, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks and a window to the rear with obscured glass.

OUTSIDE

The entrance to number 57 is approached off the High Street through a pedestrian archway which leads to the rear of the property where there is a small courtyard garden, bounded by a picket fence with space for a table and chairs, BBQ etc. Outside light, small storage cupboard and a porch leading to the entrance door.

Vehicular access is to the rear of the property via Marsh Lane and across a shared gravelled driveway. Parking is for 1 vehicle in the garage with further unrestricted on-street parking available in nearby Church Plain, just a short walk away.

GARAGE

5.05m x 2.46m (16' 7" x 8' 1")

Situated at the rear of the property, brick built with up and over door.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left to the top of Staithe Street. Turn left into Station Road then almost immediately right down the High Street. About 3/4 of the way down, just before the turning on the left into Marsh Lane, you will see number 57 on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas fire in the sitting room with a back boiler providing central heating to radiators. EPC Rating Band D.

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

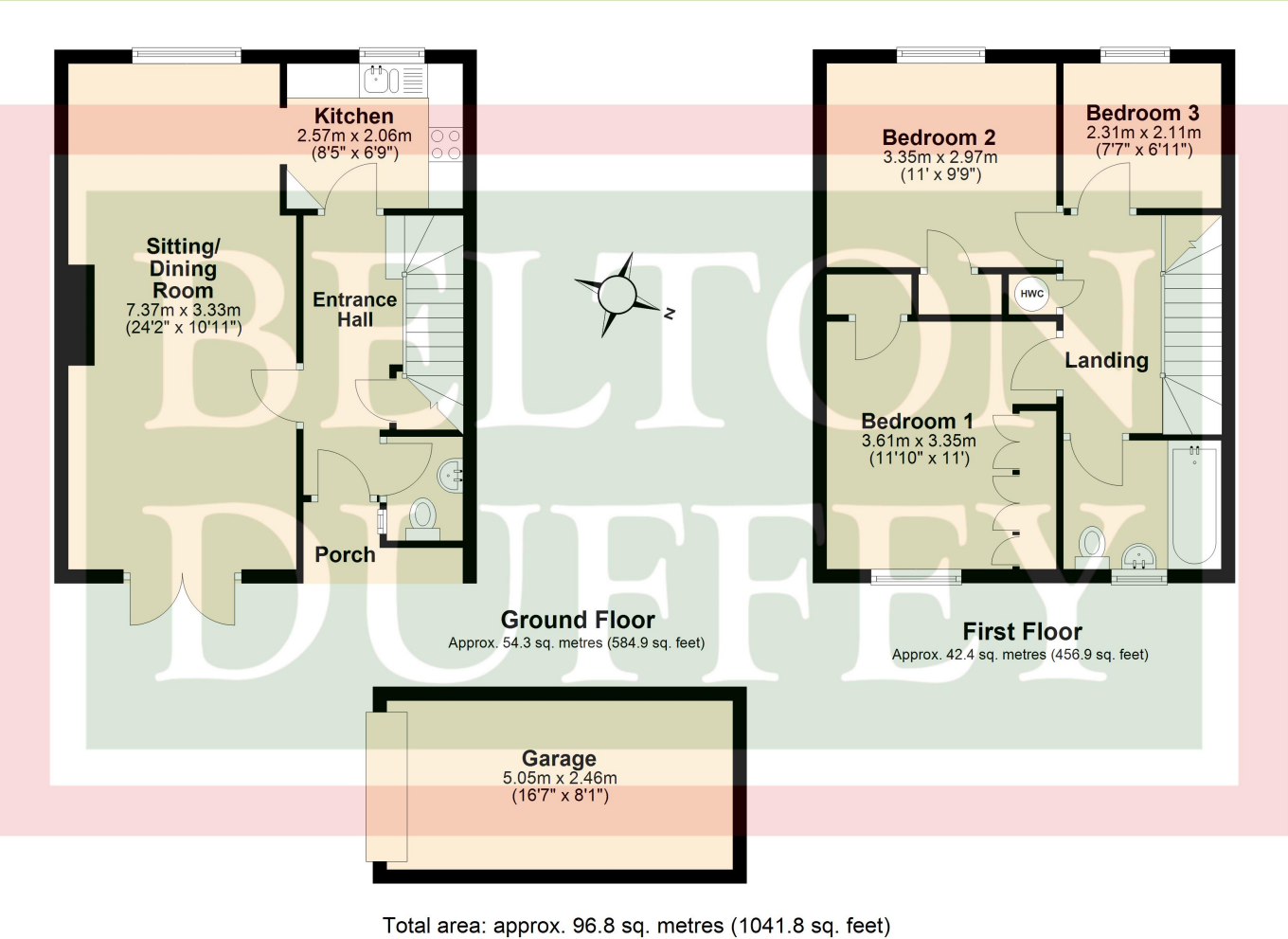
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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