



**The Gilly, Wells-next-the-Sea  
Offers in Excess of £600,000**

**BELTON DUFFEY**



# **THE GILLY, 36 ASHBURTON CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QG**

A handsome detached residence of quality and style, situated in popular location and offering spacious accommodation over three floors, garage and gardens.

## **DESCRIPTION**

Pleasantly situated within a sought after residential enclave to the south of Wells-next-the-Sea town centre, this modern detached residence offers well appointed and spacious family accommodation over three floors.

The property benefits from gas-fired central heating and double glazing and includes an entrance hall, cloakroom, dual aspect sitting room, fitted kitchen/dining room with a separate utility, principal first floor bedroom with en-suite shower and walk-in wardrobe, second bedroom on the first floor, family bathroom, 2 second floor bedrooms and shower room.

Externally there is an attached garage, private driveway providing parking for several vehicles and attractively landscaped front and rear gardens.

## **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**

Entrance portico with external courtesy lighting and panelled front door, staircase to first floor, radiator, engineered oak flooring and doors to the kitchen/dining room, sitting room and cloakroom.



## **CLOAKROOM**

2.43m x 1.08m (8' 0" x 3' 7")

Suite comprising WC and pedestal wash basin, ceramic tiled flooring, radiator, extractor fan.

## **SITTING ROOM**

5.98m x 3.40m (19' 7" x 11' 2")

An impressive multi aspect room of generous proportions with double glazed windows to front and side and double glazed double doors to rear leading to garden, feature fireplace with ornate surround and raised tiled hearth housing cast iron solid fuel burner, engineered oak flooring, 2 radiators.

## **KITCHEN/DINING ROOM**

7.31m x 2.88m (24' 0" x 9' 5")

An impressive family kitchen/dining room with double glazed windows to front and rear, excellent range of floor and wall mounted storage units in attractive shaker styling, extensive composite work surfaces incorporating single drainer sink unit with mixer tap. Attractive complementary tiling, recess for range style cooker with gas connection and extractor hood over, fitted dishwasher, ceramic tiled flooring, 2 radiators, extractor fan and a door leading into:

## **UTILITY ROOM**

3.30m x 2.10m (10' 10" x 6' 11")

Partly glazed door to rear garden, range of floor and wall mounted storage units, composite worksurfaces with inset single drainer sink unit with swivel tap. Attractive complementary tiling, recess for fridge/freezer, spaces and plumbing for washing machine and tumble dryer. Cupboard housing the gas-fired boiler, ceramic tiled flooring, radiator, extractor fan and a deep understairs storage cupboard.

## **FIRST FLOOR LANDING**

Spacious first floor landing with room for freestanding furniture, double glazed window to rear, staircase to second floor. Built-in airing cupboard housing the hot water cylinder, radiator and doors to bedrooms 1 and 2 and bathroom.

## **BEDROOM 1**

4.87m x 3.94m (16' 0" x 12' 11")

Twin double glazed windows to front, walk-in wardrobe cupboard, radiator and a door leading into:



## **EN SUITE SHOWER ROOM**

1.92m x 1.60m (6' 4" x 5' 3")

Double glazed window to side, suite comprising fully tiled shower cubicle, pedestal wash basin and WC, ceramic tiled flooring, radiator, extractor fan.

## **BEDROOM 2**

3.67m x 3.63m (12' 0" x 11' 11")

Double glazed window to front, radiator.

## **BATHROOM**

2.13m x 1.84m (7' 0" x 6' 0")

Double glazed window to rear, suite comprising panelled bath with shower attachment, pedestal wash basin and WC, half height complementary tiling, ceramic tiled flooring, radiator, extractor fan.

## **SECOND FLOOR LANDING**

Doors to bedrooms 3 and 4 and shower room.

## **BEDROOM 3**

4.05m x 3.42m (13' 3" x 11' 3")

Dual aspect double glazed windows to front and rear with fitted plantation shutters, radiator.

## **BEDROOM 4**

4.05m x 2.88m (13' 3" x 9' 5")

Double glazed window to front with fitted plantation shutters, Velux window to rear, radiator.

## **SHOWER ROOM**

2.55m x 1.37m (8' 4" x 4' 6")

Double glazed window to rear with fitted plantation shutters, fully tiled shower cubicle, pedestal wash basin, WC, ceramic tiled flooring, radiator, extractor fan.





## **OUTSIDE**

The Gilly is situated in a prominent position on the development and to the front of the property there is a neat lawned area, shrub borders and pathway to the front door. There is a long sweeping, private driveway to the garage which provides off road parking for numerous vehicles.

To rear garden to the side of the driveway is bounded by woven corten steel panelling and has been attractively landscaped. Flagstone patio, further neat lawns and well stocked flower and shrub borders, brick pathway to pergola/covered seating area, mature hedging and fencing to boundaries, outside lighting including soffit downlighters.

## **GARAGE**

6.08m x 3.89m (19' 11" x 12' 9")

An attached single garage with up and over door, pitched roof with eaves storage, power and light connected.

## **DIRECTIONS**

Leave Wells-next-the-Sea heading south on the B1105 and turn left into the Staithe Place development. Take the first right in to Ashburton Close bearing left at the first fork and right at the second fork. Follow the round round to the left where you will see the property's gravelled driveway a little further up on the left-hand side.

## **OTHER INFORMATION**

Mains water with a water softener installed, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band B.

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

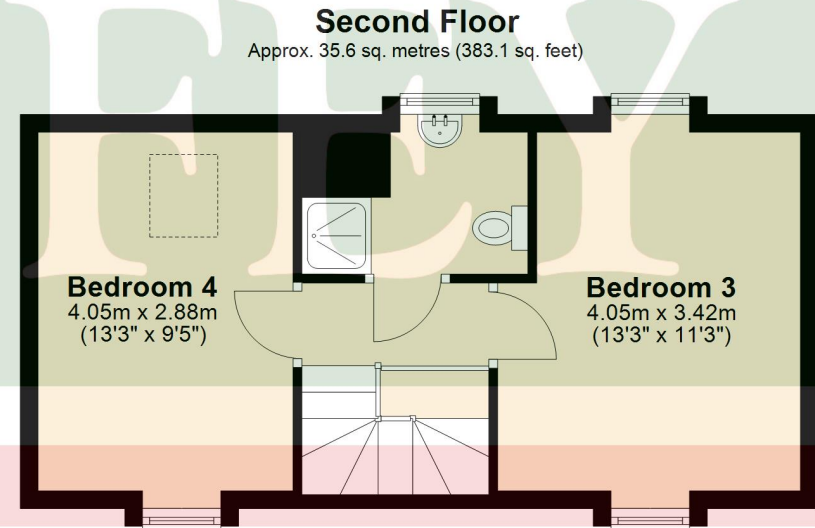
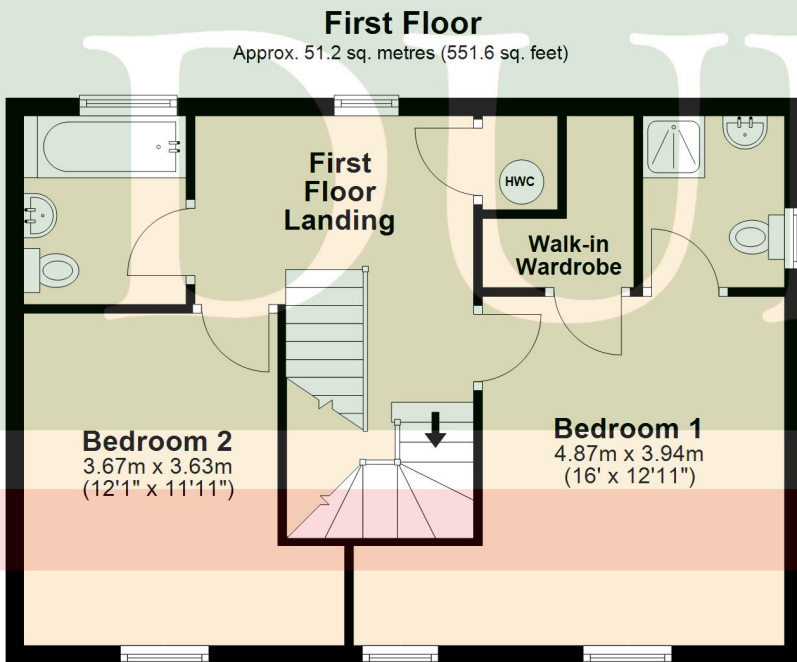
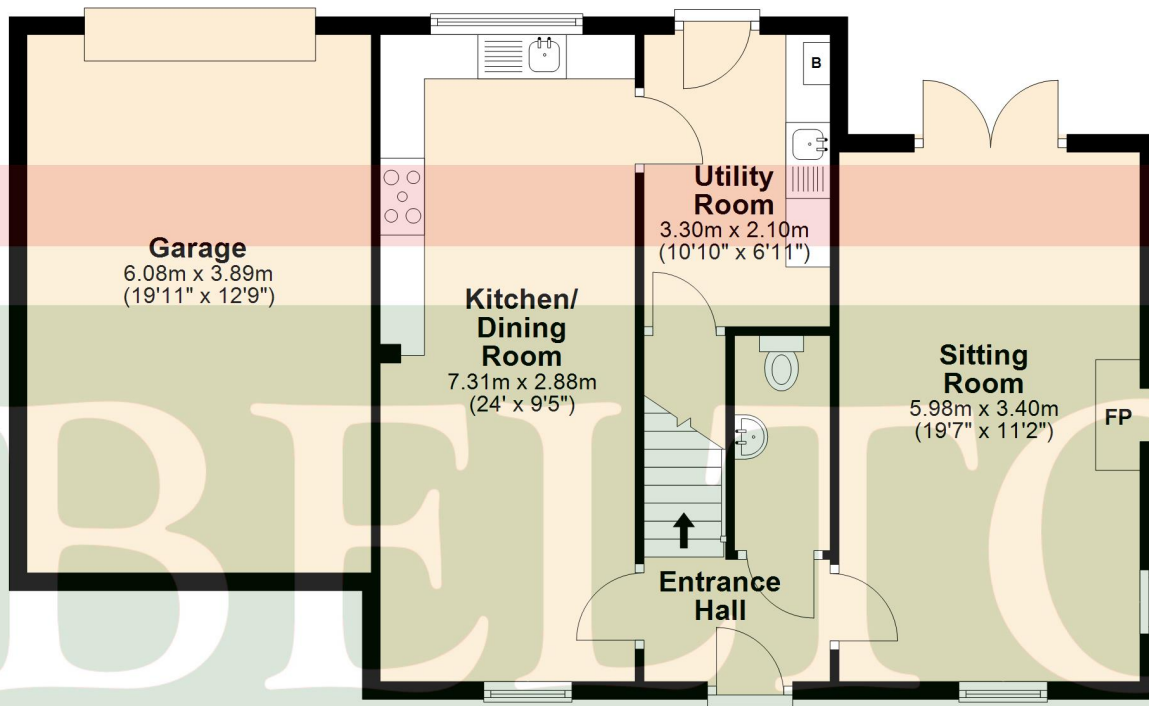
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 144.9 sq. metres (1559.7 sq. feet)



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