



61 Waveney Close, Wells-next-the-Sea
Guide Price £425,000

BELTON DUFFEY

61 WAVENY CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HU

A surprisingly large extended 2 bedroom detached bungalow with an open plan kitchen/dining room, attractive south facing gardens, studio and driveway parking.

DESCRIPTION

61 Waveney Close is a detached bungalow situated on a popular cul de sac just 1/2 mile from the centre of the ever popular seaside town of Wells-next-the-Sea. The current owner has carried out an extensive programme of refurbishment, including a kitchen extension to the rear which is open plan to the dining area, replacement UPVC windows and doors, a well appointed bathroom and 4 panel internal doors. The property also benefits from gas-fired central heating, a good sized sitting room with a contemporary gas fire installed, 2 further double bedrooms and is decorated in neutral tones.

Outside, 61 Waveney Close has driveway parking for several cars, a car port and an attractively landscaped south facing garden to the rear with paved and decked terraces, a neat lawn and summer house. The garage has been converted to a useful studio space but lends itself to the creation of an en suite bathroom, subject to the necessary permissions.



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, Staith 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 UPVC door leads from the car port to the side of the property into the L-shaped entrance hall with laminate flooring and fitted shelving. Shelved airing cupboard housing the hot water cylinder, boiler cupboard, further storage cupboard with a sliding door, loft hatch and radiator.

KITCHEN AREA

3.49m x 2.86m (11' 5" x 9' 5")

A range of cream Shaker style base and wall units with laminate worktops incorporating a white one and a half bowl sink with a chrome mixer tap, tiled splashbacks. Integrated appliances including a double oven, ceramic hob with an extractor hood over and glass splashback, fridge freezer, slimline dishwasher and washing machine. Plinth heater, laminate flooring, recessed ceiling lights, door to bedroom 3, window overlooking the rear garden and a partly glazed UPVC door leading outside. Open plan to:

DINING AREA

3m x 2.7m (9' 10" x 8' 10")

Built-in pantry cupboard with a window to the side. Radiator in cabinet, laminate flooring, wall lights and a glazed 4 panel door to the entrance hall.

SITTING ROOM

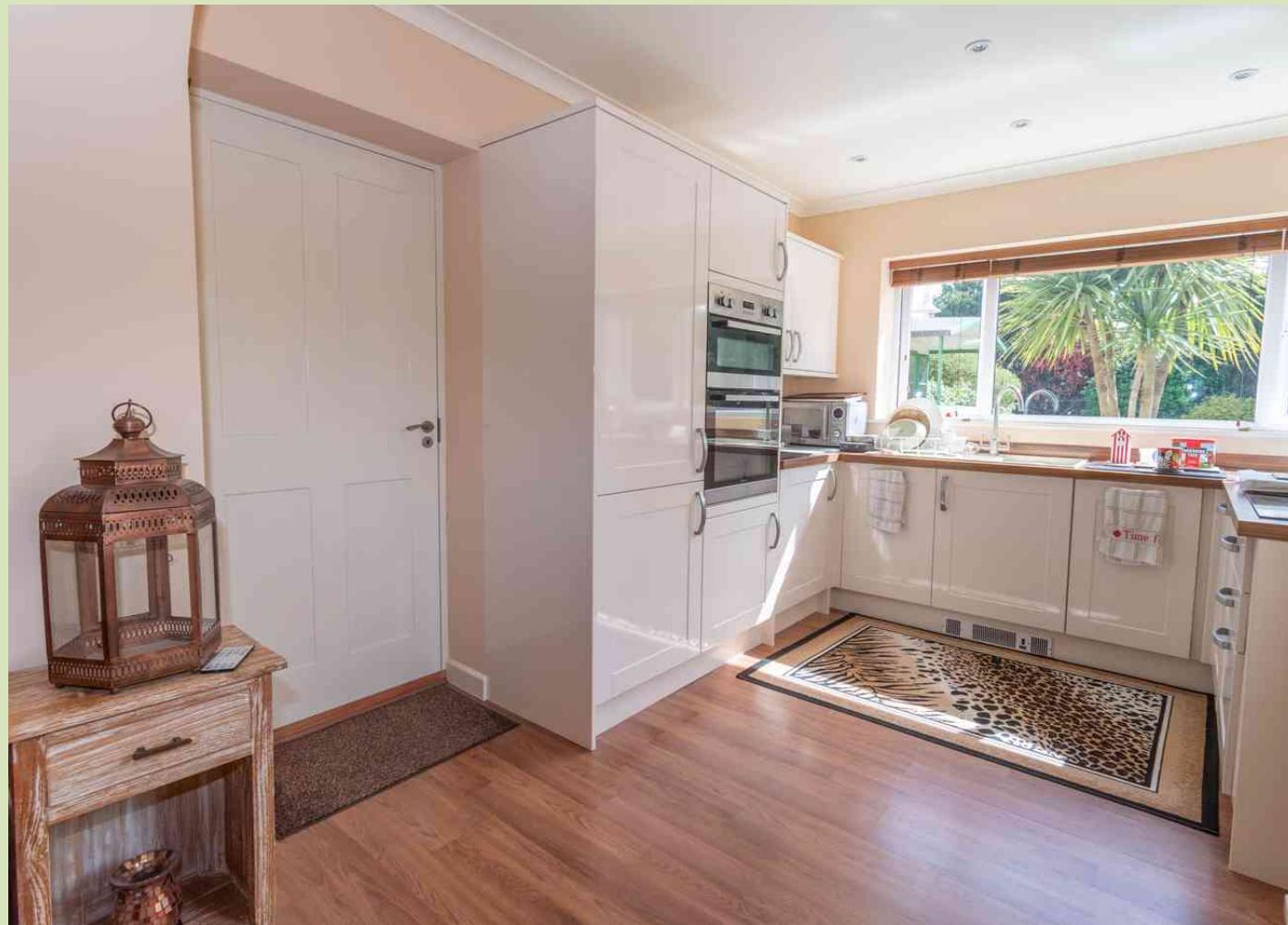
4.89m x 3.33m (16' 1" x 10' 11")

Contemporary recessed gas fire, radiator in cabinet, high level window to the side and UPVC French doors leading outside to the rear garden. Glazed 4 panel door to the entrance hall.

BEDROOM 1

4.09m x 3.33m (13' 5" x 10' 11")

Extensive range of built-in wardrobes with cupboards over, radiator and a window to the front.



BEDROOM 2

3.16m x 3m (10' 4" x 9' 10")

Radiator and a window to the front.

BATHROOM

1.79m x 1.71m (5' 10" x 5' 7")

A white suite comprising a shaped bath with an electric shower over and shower curtain, pedestal wash basin and WC. Radiator, laminate flooring, tiled walls, illuminated mirror, ceiling spotlights, extractor fan and a window to the side with obscured glass.

ATTACHED STORE

2.48m x 1.91m (8' 2" x 6' 3")

Attached store to the rear of the property with a window and door leading outside to the rear garden. Connecting door to bedroom 3 offering scope for conversion to an en suite bathroom (subject to the necessary permissions).

OUTSIDE

Number 61 is set back off Waveney Close behind a mature laurel hedged boundary with a resin driveway to the side providing parking for 2/3 cars and leading to the car port with an outside tap. A gravelled area provides an additional parking space or garden area with hedged boundaries and access to a walkway to the side of the property leading to a tall timber pedestrian gate to the rear garden.

The south facing rear garden has been attractively landscaped with a decked terrace immediately behind the property and opening out from the kitchen and sitting room French doors. A step leads up to patio area where there is a timber summer house with a neat lawn beyond. Tall fenced boundaries with well stocked mature perimeter borders, outside tap and lighting.

STUDIO

4.37m x 2.36m (14' 4" x 7' 9")

Former garage providing a useful studio space with an electric radiator, recessed ceiling lights, window to the front and a connecting door to the store. The studio and attached store lend themselves to the creation of an en suite bedroom, subject to the necessary permissions.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street. At the end, turn left into Station Road then immediately right down High Street. At the bottom, turn right into Burnt Street and take the first left into Market Lane then first left into Waveney Close. Follow the road round to the right at the fork where you will see the property immediately on your right.

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.

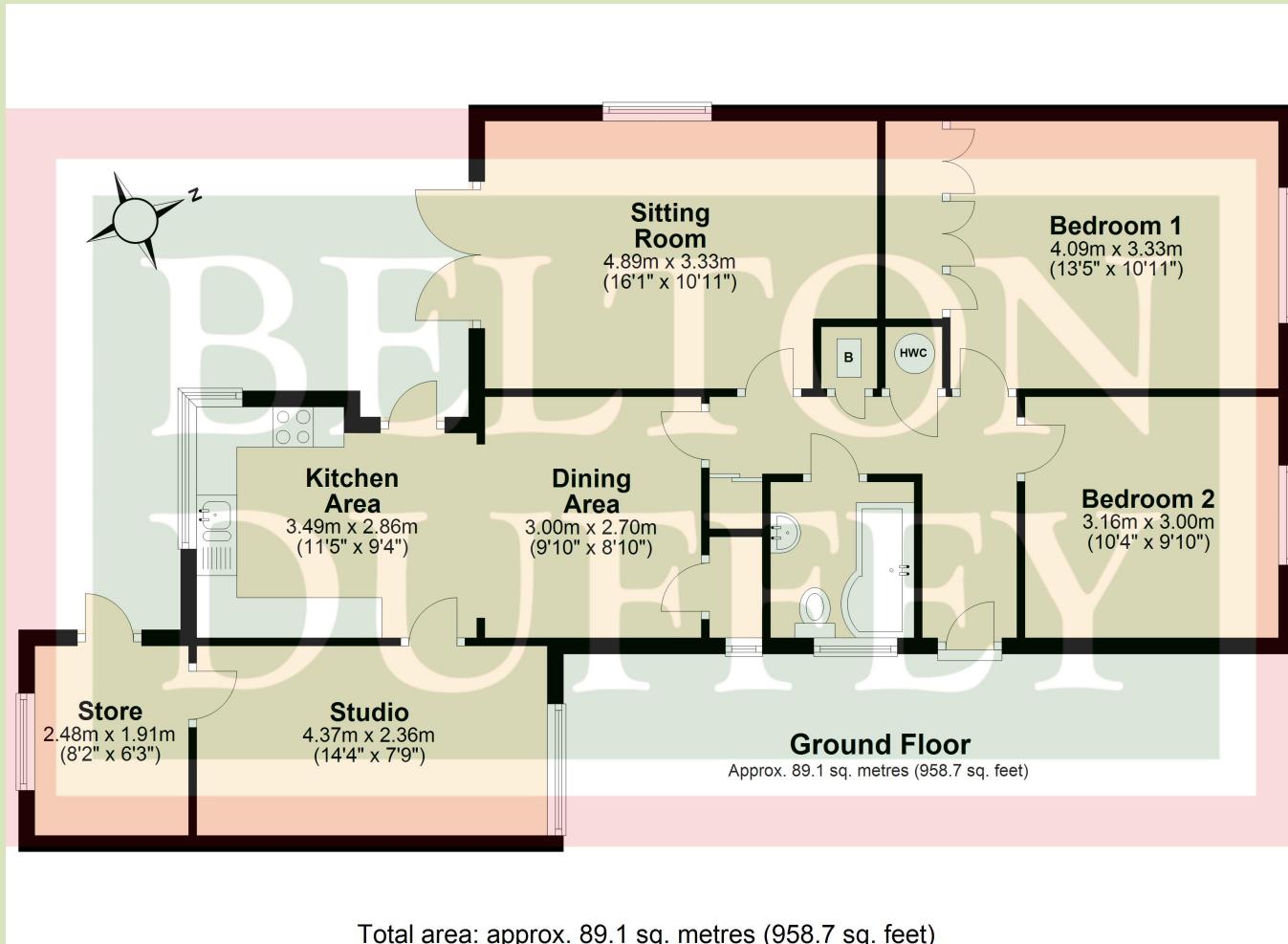
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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