



2 Market Lane, Wells-next-the-Sea
Guide Price £475,000

BELTON DUFFEY



2 MARKET LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HJ

A superbly presented 3 bedroom, 2 bathroom house built in 2016 with an attractive paved south facing garden, car port parking and garage. No onward chain.

DESCRIPTION

Built in 2016 to a high specification, 2 Market Lane is a traditionally styled semi detached house situated on the popular Staithe Place development on the outskirts of Wells-next-the-Sea. There is superbly presented light and airy accommodation, painted in neutral colours, including to the ground floor an entrance hall with understairs coats and shoes cupboard, cloakroom, kitchen/dining room with French doors leading outside and a good sized sitting room. Upstairs, there is a galleried landing leading to the principal bedroom with a built-in double wardrobe and en suite shower room, 2 further double bedrooms and a bathroom. The property also has the benefit of double glazed windows and doors, gas-fired central heating, an intruder alarm and overlooks a green to the front.

Outside, there is covered car port parking and a garage with a small lawned front garden and an attractive low maintenance paved south facing garden to the rear.

Offered for sale with no onward chain, 2 Market Lane would suit those buyers seeking a modern seaside permanent or second home close to local amenities.

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 door with storm porch over and outside light leads from the front of the property into the entrance hall. Staircase to the first floor landing with cupboard under with space for coats and shoes etc, engineered oak flooring, radiator. Doors to kitchen/dining room and sitting room and a door leading into:

CLOAKROOM

1.75m x 0.90m (5' 9" x 2' 11")

Wash basin, WC, engineered oak flooring, radiator, extractor fan and window to the side with obscured glass.

KITCHEN DINING ROOM

5.38m x 2.82m (17' 8" x 9' 3")

Good sized light and airy room with engineered oak flooring. Comprising:

KITCHEN AREA

Range of sage green gloss finish base and wall units with granite worktops incorporating a stainless steel one and a half bowl sink unit, tiled splashbacks. Integrated appliances including a double oven and gas hob with extractor hood over, dishwasher and washing machine. Wall cupboard housing the gas-fired boiler, space for a freestanding fridge freezer, extractor fan and window overlooking the rear garden.

DINING AREA

Radiator, French doors leading outside to the rear garden and double doors to:

SITTING ROOM

4.66m x 3.33m (15' 3" x 10' 11")

2 radiators, engineered oak flooring and a window to the front.

FIRST FLOOR LANDING

Galleried first floor landing with shelved airing cupboard housing the hot water cylinder, loft hatch. Doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.98m x 3.30m (13' 1" x 10' 10")

Built-in double wardrobe cupboard, radiator, window to the front and door leading into:

EN SUITE SHOWER ROOM

1.97m x 1.75m (6' 6" x 5' 9")

Glass shower cubicle with chrome mixer shower, pedestal wash basin with shaver point, WC. Tiled flooring and splashbacks, radiator, extractor fan and a window to the front.



BEDROOM 2

5.52m x 3.09m (18' 1" x 10' 2")

2 radiators, dormer window to the front and a Velux window to the rear.

BEDROOM 3

2.93m x 2.83m (9' 7" x 9' 3")

Radiator and a window overlooking the rear garden.

SHOWER ROOM

2.37m x 1.69m (7' 9" x 5' 7")

Shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled flooring and splashbacks, radiator, extractor fan and a window to the rear with obscured glass.

OUTSIDE

To the front of the property there is a neat lawned area with shrub border and pathway to the front door with storm porch over and outside light. Gravelled turning area and driveway to car port and garage behind.

The rear garden is hard landscaped with split level paved terraces and raised perimeter borders. Concealed bin storage area. External security lighting, secure fencing to boundaries with gated access to side.

CAR PORT

5.55m x 3.00m (18' 3" x 9' 10")

Covered car port providing parking and leading to:

GARAGE

5.55m x 3.00m (18' 3" x 9' 10")

With up and over door, pitched roof with eaves storage, power and light connected, personal door to garden.

DIRECTIONS

Market Lane can be found off Burnt Street to the south of Wells-next-the-Sea town centre. Leaving the town centre towards Fakenham on the B1105 turn left into Burnt Street, signposted Blakeney, after 400m turn right into Market Lane. Number 2 can be found in a small private cul-de-sac on the right opposite the entrance to Alderman Peel High School.



OTHER INFORMATION

Mains water, 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. Telephone (01263) 513811. Council Tax Band D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Garage

5.55m x 3.00m
(18'2" x 9'10")

Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)

First Floor

Approx. 58.5 sq. metres (630.1 sq. feet)

Car Port

5.55m x 3.00m
(18'3" x 9'10")

Kitchen/ Dining Room

5.38m x 2.82m
(17'8" x 9'3")

Sitting Room

4.66m x 3.33m
(15'3" x 10'11")

Bedroom 2

5.52m x 3.09m
(18'1" x 10'2")

Bedroom 3

2.93m x 2.83m
(9'7" x 9'3")

Bedroom 1

3.98m x 3.30m
(13'1" x 10'10")

Total area: approx. 99.3 sq. metres (1069.1 sq. feet)



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