



34 Northfield Lane, Wells-next-the-Sea
Fixed Price £385,000

BELTON DUFFEY



34 NORTHFIELD LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LQ

An extended semi detached ex-local authority house with well presented flexible 3/4 bedroom accommodation, driveway parking and an attractive south facing garden.

DESCRIPTION

34 Northfield Lane is a semi detached ex-local authority house with well presented flexible 3/4 bedroom accommodation and situated in the popular coastal town of Wells-next-the-Sea. The property has been much improved by the current owner including a side extension providing a snug/bedroom 4, large utility/shower room plus the installation of oak veneer internal doors, new electrics and plumbing and a new roof in 2018. The entrance hall leads to a well appointed kitchen with a dining room off, sitting room with a wood burning stove and a landing upstairs leading to 3 bedrooms and a luxury bathroom. Further benefits include UPVC double glazed windows and doors throughout and gas-fired central heating.

Outside, there is an extensive gravelled driveway to the front and an attractively landscaped low maintenance rear garden with a timber garden studio.

Please note that 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.

SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.



ENTRANCE HALL

3.22m x 2.25m (10' 7" x 7' 5")

A partly glazed UPVC entrance door with a storm porch over leads from the front of the property into the entrance hall with space for coat hooks. Staircase to first floor landing with a small cupboard under, vertical radiator, Amtico flooring, window to the side with obscured glass and doors to sitting room, kitchen and cloakroom.

CLOAKROOM

1.40m x 0.74m (4' 7" x 2' 5")

Wash basin, WC, radiator, Amtico flooring and window to the side hall with obscured glass.

KITCHEN

3.47m x 3.01m (11' 5" x 9' 11")

Range of pale green base and wall units with solid laminate worktops and upstands incorporating a resin sink unit. Integrated appliances including an oven, gas hob with glass splashback and extractor hood over, microwave, fridge freezer and dishwasher. Amtico flooring, window overlooking the rear garden and glazed doors to dining room and side hall.

DINING ROOM

3.01m x 2.61m (9' 11" x 8' 7")

Radiator, Amtico flooring, UPVC French doors leading outside to the rear garden and a wide opening leading into:

SITTING ROOM

3.94m x 3.48m (12' 11" x 11' 5")

Fireplace housing a wood burning stove on a tiled hearth, Amtico flooring, door to the entrance hall and a window to the front.

SIDE HALL

2.75m x 1.13m (9' 0" x 3' 8")

Accessed via a partly glazed UPVC door from the front of the property with space for coat hooks, electric radiator, Amtico flooring, roof light window and doors to the kitchen, utility/shower room and snug/bedroom 4.

SNUG/BEDROOM 4

4.00m x 3.52m (13' 1" x 11' 7")

A flexible room currently used as a snug/office which could instead provide a ground floor bedroom with the adjacent utility/shower room offering scope to install a WC. Electric radiator, Amtico flooring, window to the south and UPVC French doors leading outside to the rear garden.



UTILITY/SHOWER ROOM

3.06m x 2.70m (10' 0" x 8' 10")

An extensive range of white base and wall units with solid laminate worktops incorporating a stainless steel sink unit. Spaces and plumbing for a washing machine and tumble dryer (currently housing an overspill fridge freezer). Amtico flooring, shower cubicle, space for coat hooks and shoe storage etc, chrome towel radiator and 2 roof light windows.

FIRST FLOOR LANDING

2.24m x 2.18m (7' 4" x 7' 2")

Loft hatch, east facing window and doors to the 3 upstairs bedrooms and bathroom.

BEDROOM 1

3.63m x 3.02m (11' 11" x 9' 11")

Fitted cupboard, radiator and window to the front.

BEDROOM 2

3.32m x 3.01m (10' 11" x 9' 11")

Fitted cupboard housing the Worcester gas-fired boiler, radiator and window overlooking the rear garden.

BEDROOM 3

2.53m x 2.52m (8' 4" x 8' 3")

Overstairs storage cupboard, radiator and window to the front.

BATHROOM

2.13m x 1.64m (7' 0" x 5' 5")

A luxury bathroom suite comprising a shaped bath with a chrome mixer shower and glass shower screen over, pedestal wash basin and WC. Recessed airing shelves with a chrome towel radiator, metro tile splashbacks, extractor fan, radiator and a window to the rear with obscured glass.



OUTSIDE

34 Northfield Lane is set back from the road behind a beech hedge and picket fence with an extensive gravelled driveway providing parking for several vehicles, plant and shrub borders. A concrete pathway leads to the property's front door and to the entrance to the side hall where there is a useful storage area for logs and bikes etc and a screened storage shed.

The low maintenance rear garden is south facing and has been attractively landscaped with a decked terrace opening out from the dining room and snug/bedroom 4 French doors and a gravelled area beyond. Paved patio with a pergola over, shrub and plant borders, tall fenced boundaries, hot tub (available by separate negotiation), outside tap, lighting and power sockets. Access to:

GARDEN STUDIO

3.80m x 2.80m (12' 6" x 9' 2")

Timber garden studio with power, electric radiator.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and continue to the end. At the T-junction, turn left into Station Road, pass the Post Office and turn left into Standard Road. Take the first right into Northfield Lane and continue where you will see number 34 further up on the right-hand side.

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 B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Garden Studio
3.80m x 2.80m
(12'5" x 9'2")

Ground Floor
Approx. 72.0 sq. metres (774.7 sq. feet)

**Snug/
Bedroom 4**
4.00m x 3.52m
(13'1" x 11'7")

**Utility/
Shower
Room**
3.06m x 2.70m
(10' x 8'10")

Side Hall

Kitchen
3.47m x 3.01m
(11'5" x 9'11")

Dining Room
3.01m x 2.61m
(9'11" x 8'7")

FP

Entrance Hall

Sitting Room
3.94m x 3.48m
(12'11" x 11'5")

First Floor
Approx. 41.0 sq. metres (440.8 sq. feet)

Bedroom 2
3.32m x 3.01m
(10'11" x 9'11")

Bedroom 1
3.63m x 3.02m
(11'11" x 9'11")

Bedroom 3
2.53m x 2.52m
(8'4" x 8'3")

Total area: approx. 112.9 sq. metres (1215.4 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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