



**Pine View, Wells-next-the-Sea**  
**Guide Price £475,000**

**BELTON DUFFEY**

## **PINE VIEW, 26 BLUEBELL GARDENS, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JJ**

A modern semi-detached house with 3 bedroom accommodation, garden room, garage and south facing garden, walking distance of town centre. No chain.

### **DESCRIPTION**

Pine View is a rare opportunity to purchase a modern semi-detached house situated on a cul-de-sac within walking distance of the Quay, the town, and all its amenities. The accommodation has been much improved by the current owners with the ground floor comprising an entrance hall, cloakroom, sitting room and an open plan kitchen/dining room leading into a light and airy garden room extension. Upstairs, a galleried landing leads to 3 bedrooms and a shower room.

Outside, there is driveway parking, an attached garage and a delightful south facing tiered garden to the rear.

The property, benefiting from gas-fired central heating and UPVC doors and windows throughout, would be suitable for families as well as for retirees or equally as a second home being low maintenance and well located in this popular coastal town.

Pine View 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 UPVC door leads from the front of the property into the entrance hall with glazed panel to the side, hanging space for coats, radiator and tiled floor. Doors to the sitting room and cloakroom.

## **CLOAKROOM**

White suite comprising WC and small wash basin set into a white vanity unit with cupboard under, radiator and tiled floor. Small, high window to the front with obscured glass.

## **SITTING ROOM**

4.87m x 4.25m (16' 0" x 13' 11") at widest points. A spacious sitting room with a white contemporary granite style fireplace with fitted coal effect gas fire, radiator, staircase up to the first floor landing. Window to the front and a door leading into:

## **KITCHEN/DINING ROOM**

4.87m x 2.97m (16' 0" x 9' 9") A versatile kitchen/dining room with laminate flooring. Comprising:

### **KITCHEN AREA**

A range of cream Shaker style wall and base units including built-in wine rack, with solid wood block worktops incorporating a Butler's sink with mixer tap and drainer, tiled splashbacks. Integrated electric oven with induction hob and extractor hood over, spaces and plumbing for a washing machine and fridge freezer, cupboard housing the gas-fired boiler, pantry cupboard. Ceiling spotlights, window to the garden room with a fitted blind and a partly glazed UPVC door leading outside to the side of the property. Open plan to:

### **DINING AREA**

Ample room for a dining table and chairs with wiring for a pendant light above, 2 radiators and UPVC French doors with fitted blinds leading into the garden room.



## **GARDEN ROOM**

4.33m x 2.57m (14' 2" x 8' 5") A lovely light and airy addition to the house of UPVC double glazed construction on a low brick wall with a roof lantern. Electric wall heater, tiled floor, recessed ceiling lights and UPVC French doors leading outside onto a paved terrace and the rear garden beyond.

## **FIRST FLOOR LANDING**

Galleried landing with a window to the side, hatch with drop down ladder to loft, shelved airing cupboard housing the hot water cylinder. Doors to the 3 bedrooms and shower room.

## **BEDROOM 1**

3.95m x 2.57m (13' 0" x 8' 5") Extensive range of fitted wardrobe cupboards with mirrored sliding doors, radiator and a window to the front.

## **BEDROOM 2**

3.38m x 2.56m (11' 1" x 8' 5") Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.36m x 2.17m (7' 9" x 7' 1") Built-in cupboard, radiator and a window to the front.

## **SHOWER ROOM**

2.25m x 1.87m (7' 5" x 6' 2") A contemporary fitted suite comprising a large shower cubicle with chrome mixer shower, extensive range of storage units incorporating a wash basin, WC. Coordinating tiled splashbacks, chrome towel radiator, recessed ceiling lights and tiled floor. Window to the rear with obscured glass.

## **OUTSIDE**

Pine View is approached off Bluebell Gardens onto a concrete driveway providing parking for 1 car and leading to the garage. The remainder of the front garden has been gravelled for ease of maintenance and provides an additional parking space with borders planted with lavender. Step up to the front entrance door with outside light.

To the side of the house is a pathway leading to a tall timber pedestrian gate through to the rear garden. The garden is a particular feature of the property being south-facing and attractively laid out with a paved and gravelled terrace opening out from the French doors to the garden room with outside tap and lighting. Steps lead up to the gravelled garden beyond with well stocked plant beds and stepping stones to a shaped paved patio. The boundaries are hedged to the rear with high timber fence panelling to the sides.

## **GARAGE**

4.96m x 2.46m (16' 3" x 8' 1") With metal up and over door to the front, power and light, pedestrian door to the property's rear garden.

## DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left and proceed up to the top of Staithe Street turning left, passing the Post Office. At the T-junction, turn right, proceeding along Polka Road and, after about 400 yards, turn left into Bluebell Gardens. Pine View (number 26) can be found on the right-hand side, approximately two thirds of the way down.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

## TENURE

This property is for sale Freehold.

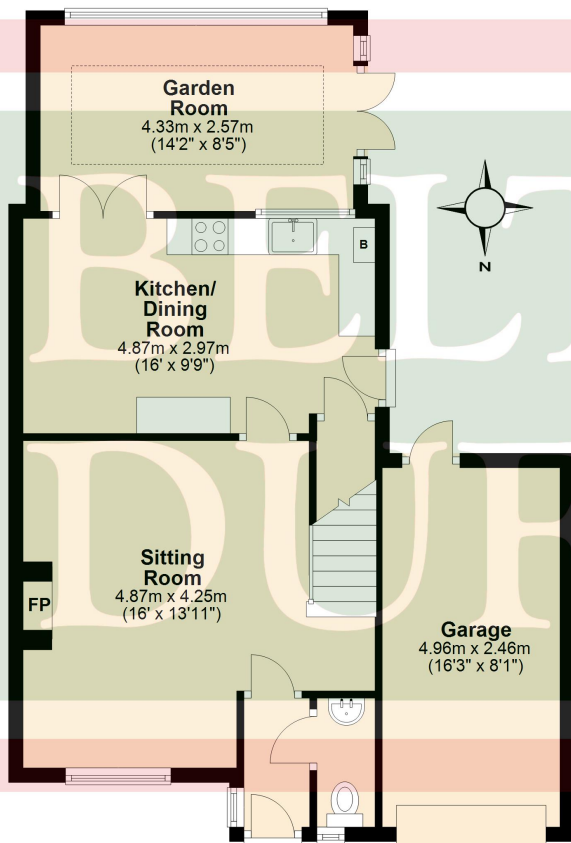
## VIEWING

Strictly by appointment with the agent.



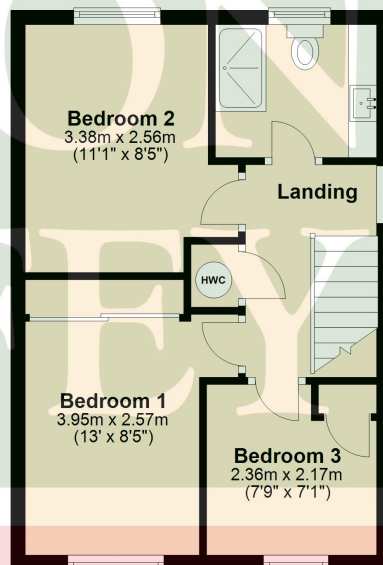
## Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)





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