



Northfield Lodge, Wells-next-the-Sea
Guide Price £650,000

BELTON DUFFEY



NORTHFIELD LODGE, STANDARD ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EB

A detached 3 bedroom coastal house with spacious, flexible accommodation, garage and good-sized gardens, minutes from the Quay.

DESCRIPTION

Northfield Lodge is a spacious detached 3 bedroom property built in around the 1970s and situated just a couple of minutes' walk from the Quay and the centre of the seaside town at Wells-next-the-Sea. The house has well presented accommodation comprising an entrance hall, cloakroom, kitchen/dining room with a separate dining room, sitting room and a ground floor bedroom 3/study. Upstairs, the landing leads to 2 large double bedrooms, the principal also having an en suite shower room, and a bathroom.

Further benefits include UPVC double glazed windows and doors, oak veneer internal doors, gas-fired central heating and a fireplace in the sitting room housing a wood burning stove.

The gardens are also a good size for a house in the heart of town with a south-facing patio garden, extensive gravelled driveway, detached garage and lawned garden to the rear. Detached properties with flexible accommodation close to the Quay are rare and Northfield Lodge would make an ideal comfortable permanent home or a coastal holiday retreat.

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. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. 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 composite door with a storm porch over and outside light leads front of the property into the entrance hall with a staircase leading up to the first floor landing. Built-in storage cupboard, tiled floor and radiator.



CLOAKROOM

Wall mounted wash basin, WC, tiled floor, space for coat hooks and a window to the side with obscured glass.

KITCHEN/BREAKFAST ROOM

4.99m x 3.34m (16' 4" x 10' 11")

A range of off white base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with a stainless steel extractor hood over, microwave and dishwasher. Spaces and plumbing for a washing machine and tumble dryer.

Tiled floor, radiator, window overlooking the rear garden and a bi-folding door to:

REAR PORCH

Tiled floor, gas-fired boiler and a partly glazed UPVC door leading outside to the rear garden.

SITTING ROOM

4.26m x 4.11m (14' 0" x 13' 6")

Double aspect sitting room with a bay window to the front and a window to the side allowing plenty of natural light into the room. Fireplace housing a wood burning stove on a tiled hearth with an oak mantel, radiator, engineered oak flooring and an archway leading into:

DINING ROOM

5.17m x 3.34m (17' 0" x 10' 11")

Another light and airy double aspect reception room with double aspect bay windows to the side and rear. Radiator, engineered oak flooring and a door to the kitchen/breakfast room.

BEDROOM 3/STUDY

3.65m x 3.08m (12' 0" x 10' 1")

Double aspect room with a south facing bay window and a window to the side, radiator.

FIRST FLOOR LANDING

Radiator, loft hatch and doors to the 2 upstairs bedrooms and bathroom.

BEDROOM 1

5.33m x 4.08m (17' 6" x 13' 5") at widest points.

South facing dormer window, radiator, full wall of built-in wardrobe cupboards with the end cupboard housing the hot water tank and fitted airing shelves. Door leading into:



EN SUITE SHOWER ROOM

2.60m x 1.18m (8' 6" x 3' 10")

Suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin, WC. Vinyl flooring, tiled splashbacks, chrome towel radiator and extractor fan.

BEDROOM 2

5.66m x 4.11m (18' 7" x 13' 6")

South facing dormer window, radiator and a built-in double wardrobe cupboard.

BATHROOM

2.40m x 1.81m (7' 10" x 5' 11")

A suite comprising a panelled bath with an electric shower over and folding glass shower screen, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, radiator and a window to the rear with obscured glass.

OUTSIDE

Northfield Lodge is approached off Standard Road through double 5 bar gates opening onto an extensive gravelled driveway providing parking for several vehicles, boat, caravan etc, timber shed and access to the garage. A tall timber pedestrian gate lead to the sunny south facing patio garden and front entrance to the house. This is fully enclosed with outside lights and flanked by mature trees offering a degree of privacy with gravel walkways weaving between stone paving and plant beds.

The paved path continues round to the side of the property with outside tap and 2 small timber sheds. The rear garden beyond comprises a gravelled terrace with a lawn beyond, tall fenced boundaries, timber shed and 3 of the property's 4 magnificent horse chestnut trees.

DETACHED GARAGE

5.30m x 2.66m (17' 5" x 8' 9")

Single red brick garage with up and over door, power and light and a pedestrian door to the side.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street. At the top of the street, turn left into Station Road. At the T-junction, turn left into Standard Road where the property can be found about 50 yards along on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

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 D.

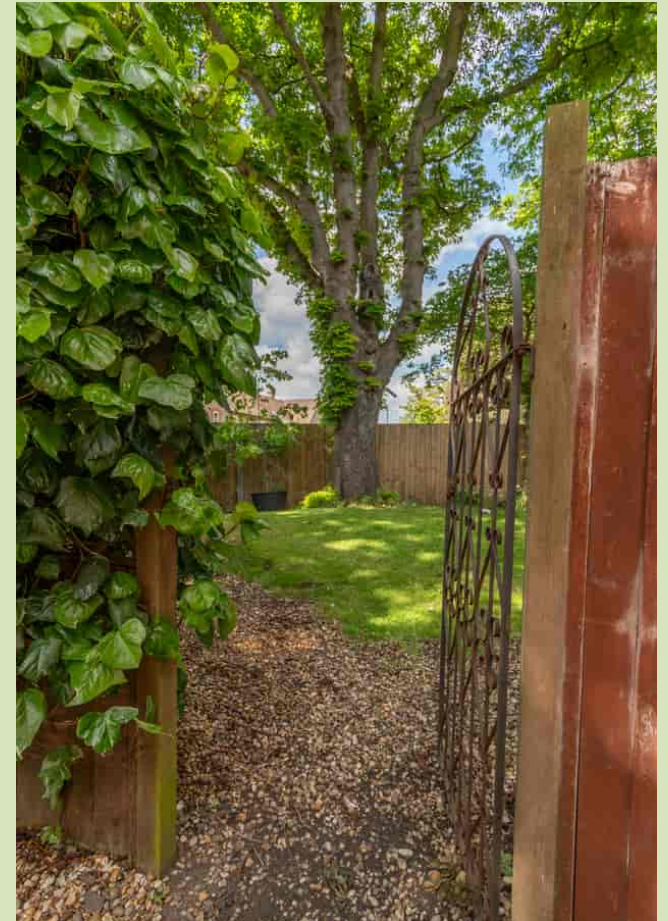


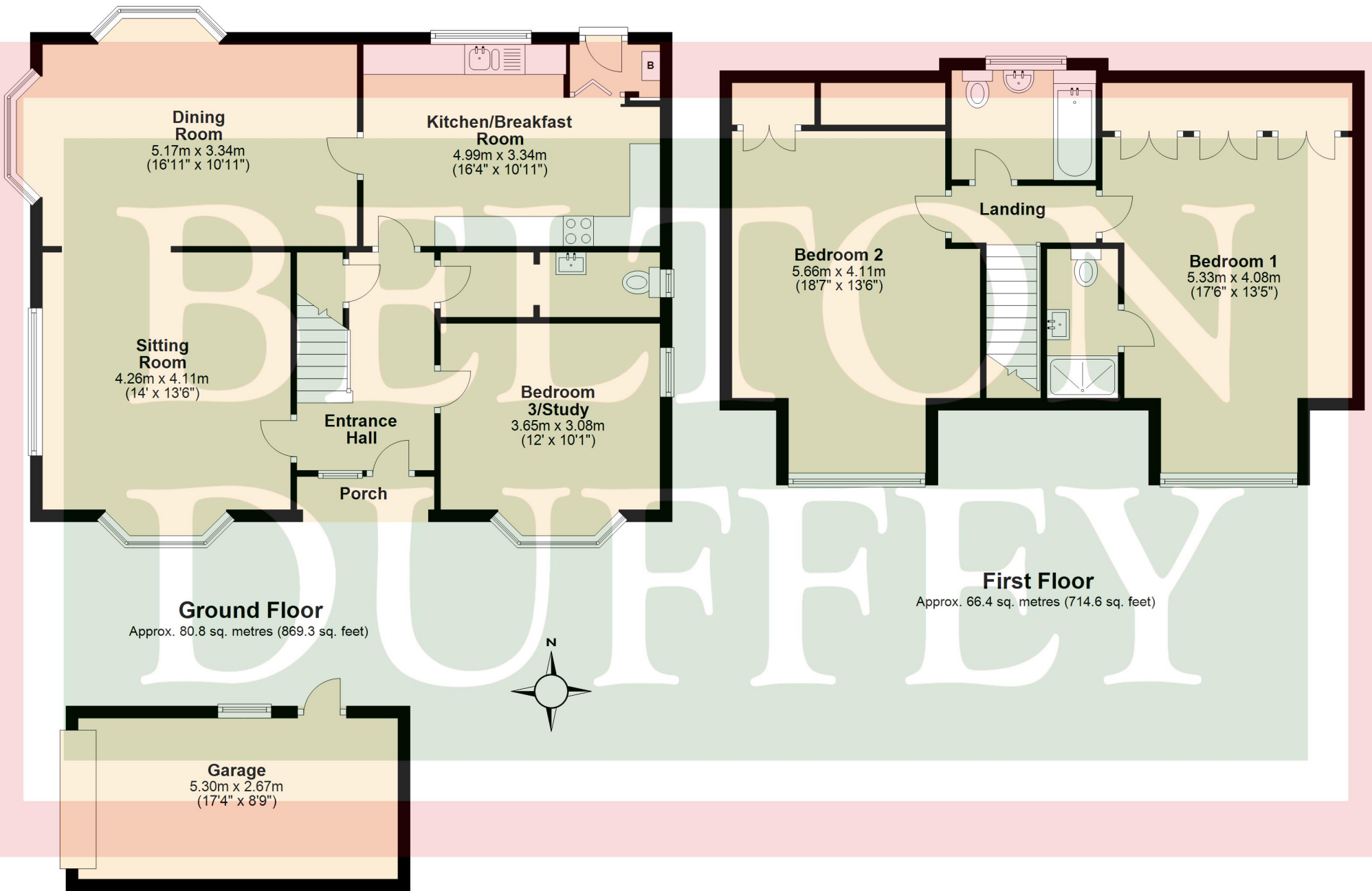
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 147.1 sq. metres (1583.9 sq. feet)



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