



**Hopton, Wells-next-the-Sea**  
**Offers in Excess of £475,000**

**BELTON DUFFEY**

# HOPTON, 4 GROVE ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HY

A detached bungalow situated in a delightful setting with private gardens at the end of a cul-de-sac on the edge of town. No onward chain.

## DESCRIPTION

Hopton is a rare opportunity to buy a detached bungalow situated at the end of a quiet private cul-de-sac on the edge of the coastal town of Wells-next-the-Sea, with the town centre just a 10 minute walk away and the bus stop close by. The property stands in a delightful tucked away location with attractive south westerly facing gardens which wrap around the property and back onto woodland that used to be the railway cutting.

The property offers the new owners the chance to refurbish and modernise to their own tastes and requirements, perhaps with an extension or conversion of the good sized attic (subject to the necessary permissions). The existing accommodation comprises a porch, inner hallway, kitchen/diner with a separate utility, sitting room, entrance hall, 2 bedrooms (1 with patio doors leading outside to the rear garden), a bathroom and cloakroom. Further benefits include majority timber framed double glazed windows and doors, gas-fired central heating with a fireplace in the sitting room housing a wood burning stove, driveway parking and an attached garage.

Hopton is being offered for sale with no onward chain.



## **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.

## **PORCH**

3.15m x 0.93m (10' 4" x 3' 1")

Glazed UPVC sliding doors lead from the driveway to the front of the property into the porch with space for coat hooks and shoe storage etc. Exposed brick walls, window to the front and a partly glazed hardwood door leading into:

## **INNER HALLWAY**

Shelved airing cupboard with louvre doors housing the hot water cylinder and a coats cupboard with louvre doors, radiator, loft hatch and doors to all rooms.

## **KITCHEN/DINER**

3.38m x 3.36m (11' 1" x 11' 0")

A range of oak base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Integrated ceramic hob with an extractor hood over, space for a freestanding fridge freezer, deep pantry cupboard, radiator. Window and a glazed timber door leading outside to the garden to the side of the property.

## **UTILITY ROOM**

2.78m x 1.63m (9' 1" x 5' 4")

Spaces and plumbing for a washing machine and tumble dryer, fitted shelving, high level window to the side and a partly glazed door to the garage.



## **SITTING ROOM**

4.10m x 3.66m (13' 5" x 12' 0")

A fireplace housing a wood burning stove on a brick tiled hearth, 2 radiators, high level window to the side. Glazed timber sliding doors leading outside to the rear garden and a door leading to bedroom 2/dining room.

## **BEDROOM 1**

3.52m x 3.46m (11' 7" x 11' 4")

Built-in wardrobe cupboard with louvre sliding doors, radiator, high level window to the front and a window overlooking the side garden.

## **BEDROOM 2/DINING ROOM**

3.68m x 3.07m (12' 1" x 10' 1")

Radiator, high level window to the side and glazed timber sliding doors leading outside to the rear garden.

## **BATHROOM**

2.87m x 1.71m (9' 5" x 5' 7") at widest points.

A suite comprising a panelled bath, shower cubicle and pedestal wash basin. Tiled splashbacks, radiator, extractor fan and a window to the side with obscured glass.

## **CLOAKROOM**

1.83m x 1.07m (6' 0" x 3' 6")

Corner wash basin, concealed cistern WC, tiled splashbacks and extractor fan.

## **OUTSIDE**

Hopton is situated at the end of a quiet private cul de sac and is approached over a gravelled driveway providing parking and leading to the attached garage. A gravelled walkway leads to the front entrance door and tall timber pedestrian gates to the gardens to the side and rear.

The gardens are a delight and are south westerly facing with an extensive gravelled and paved terrace with steps leading up to a lawn with fenced and hedged boundaries, backing onto woodland that used to be the railway cutting. There are perimeter borders, mature trees and shrubs and a timber garden shed.

## **GARAGE**

4.34m x 2.78m (14' 3" x 9' 1")

Electric remote control roller shutter door to the front, power and light, Vaillant gas-fired boiler. Partly glazed doors to the utility room and outside to the walkway to the side of the property.

## DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left and proceed up to the top of Staithe Street turning left, past the Post Office. At the T-junction, turn right, proceeding along Polka Road to the end and turn left at the next T-junction. Grove Road is a few yards further along on the right and Hopton is situated at the end of the cul de sac.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating. 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.

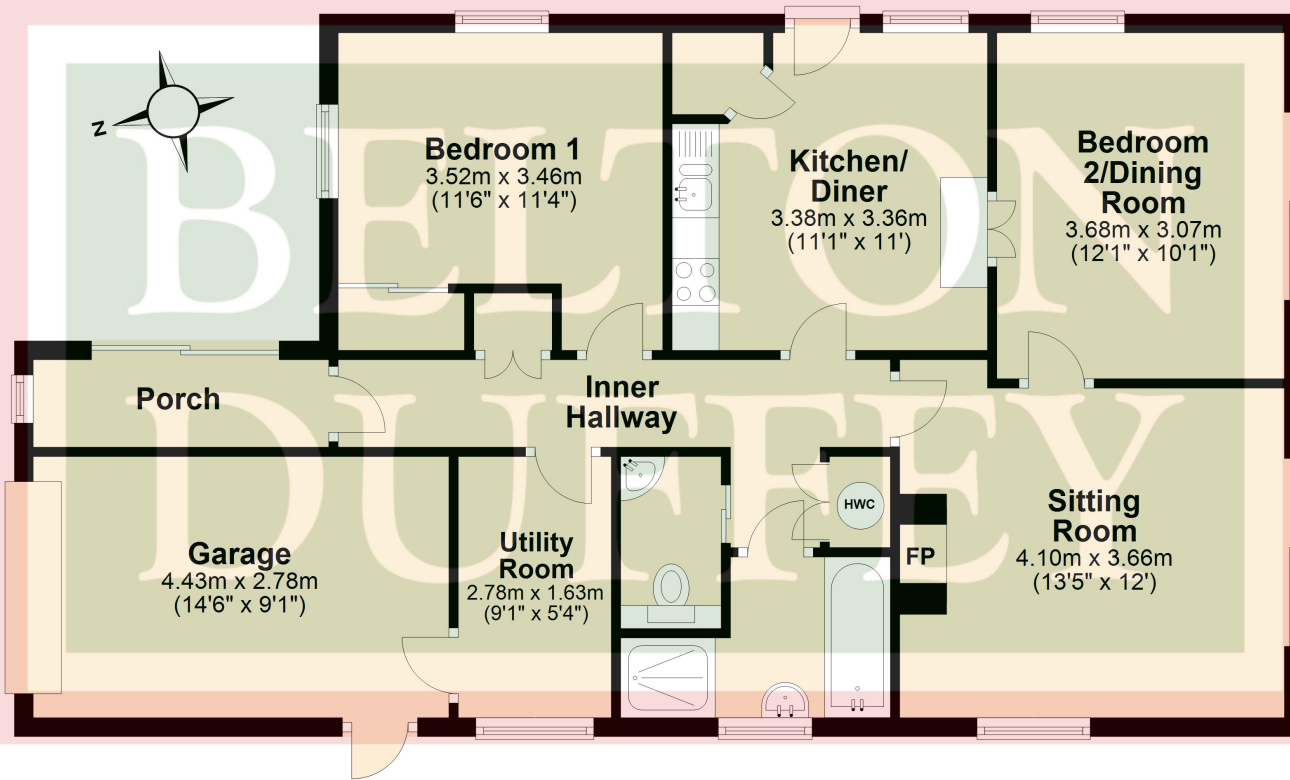
## VIEWING

Strictly by appointment with the agent.



## Ground Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



Total area: approx. 86.2 sq. metres (927.8 sq. feet)





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