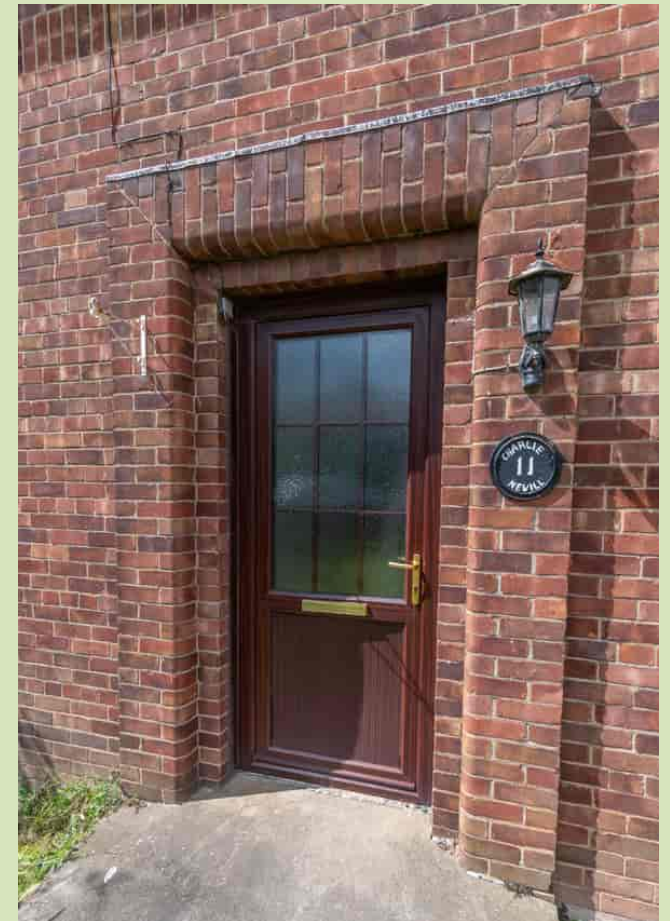




11 Northfield Way, Wells-next-the-Sea
Offers in Excess of £375,000

BELTON DUFFEY



11 NORTHFIELD WAYE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LJ

Requiring refurbishment, a semi detached former police house with spacious 3 bedroom accommodation and good sized gardens and grounds with sea views. No chain.

DESCRIPTION

11 Northfield Waye is a semi detached former police house with sea views to the north and situated within easy walking distance of the town centre and Quay at Wells-next-the-Sea. The property does now require a programme of refurbishment with spacious ground floor accommodation comprising an entrance hall, kitchen with a separate utility room, dining room, sitting room and a rear hallway leading to a cloakroom. Upstairs, the galleried landing leads to 3 bedrooms and a family bathroom.

There is a gas-fired central heating installed with UPVC double glazed windows and doors and the further benefit of boarded up fireplaces, picture rails and exposed pine floorboards.

The property stands in good sized gardens and grounds with extensive driveway parking, an attached garage and a lawned rear garden with views towards the sea.

Offered for sale with no onward chain, 11 Northfield Waye is a rarely available opportunity to acquire a family house ready for refurbishment according to personal taste, either for owner occupation or as a second/holiday home.

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 outside light leads from the front of the property into the entrance hall with staircase up to the first floor landing. Radiator and doors to the kitchen, dining room and sitting room.

KITCHEN

3.93m x 3.44m (12' 11" x 11' 3") at widest points.

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated double oven with a gas hob and extractor hood over, space for a fridge freezer, wall mounted gas-fired boiler. Understairs pantry cupboard, door to the sitting room and an opening to a lobby area with doors to the utility room and rear hallway.

UTILITY ROOM

1.77m x 1.05m (5' 10" x 3' 5")

Worktop with space and plumbing under for a washing machine, fitted shelving and a high level window to the rear.

REAR HALL

2.16m x 0.89m (7' 1" x 2' 11")

Built-in store (previously used for coal), doors to the cloakroom and garage and a partly glazed composite door leading outside to the rear garden.

CLOAKROOM

1.71m x 0.89m (5' 7" x 2' 11")

WC and a high level window to the rear.

DINING ROOM

3.39m x 3.20m (11' 1" x 10' 6")

Boarded up fireplace, radiator, picture rail and a window to the front.

SITTING ROOM

4.39m x 3.41m (14' 5" x 11' 2")

Tiled fireplace, 2 radiators, picture rail and double aspect windows to the front and overlooking the rear garden.

FIRST FLOOR LANDING

Airing cupboard housing the hot water cylinder, exposed pine floorboards, loft hatch, small window to the rear and doors to the 3 bedrooms and bathroom.



BEDROOM 1

4.40m x 3.41m (14' 5" x 11' 2")

Exposed pine floorboards, radiator, double aspect windows to the front and overlooking the rear garden with sea views beyond. Door to a walk-in dressing area with a small window to the front.

BEDROOM 2

4.14m x 2.73m (13' 7" x 8' 11")

Exposed pine floorboards, radiator and a window to the front.

BEDROOM 3

2.88m x 2.25m (9' 5" x 7' 5")

Exposed pine floorboards, radiator and a window overlooking the rear garden with sea views beyond.

BATHROOM

2.53m x 1.59m (8' 4" x 5' 3")

A suite comprising a panelled bath, pedestal wash basin and WC. Exposed pine floorboards, radiator, tiled splashbacks and a window to the side with obscured glass.

OUTSIDE

Number 11 is set back from Northfield Waye behind a low fenced boundary with a lawned front garden providing parking for several vehicles and leading to the attached garage and front entrance door with outside light.

The lawn continues to the side of the property and the good sized rear garden. Fenced boundaries to the sides and a low brick and flint wall to the rear making the most of the sea views.

GARAGE

4.87m x 2.80m (16' 0" x 9' 2")

Up and over door to the front, power and light, window to the side and a connecting door to the property's rear hallway.

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, after approximately 200 yards, turn left into Northfield Waye. Number 11 is located further up on the left-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 TBC.

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

TENURE

This property is for sale Freehold.

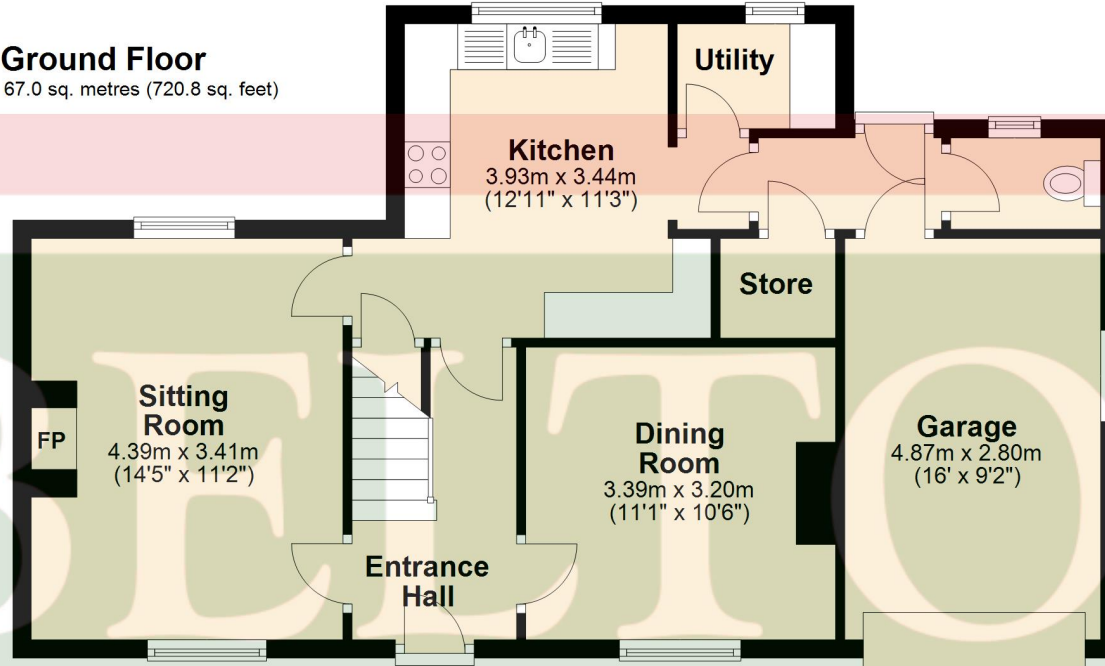
VIEWING

Strictly by appointment with the agent.



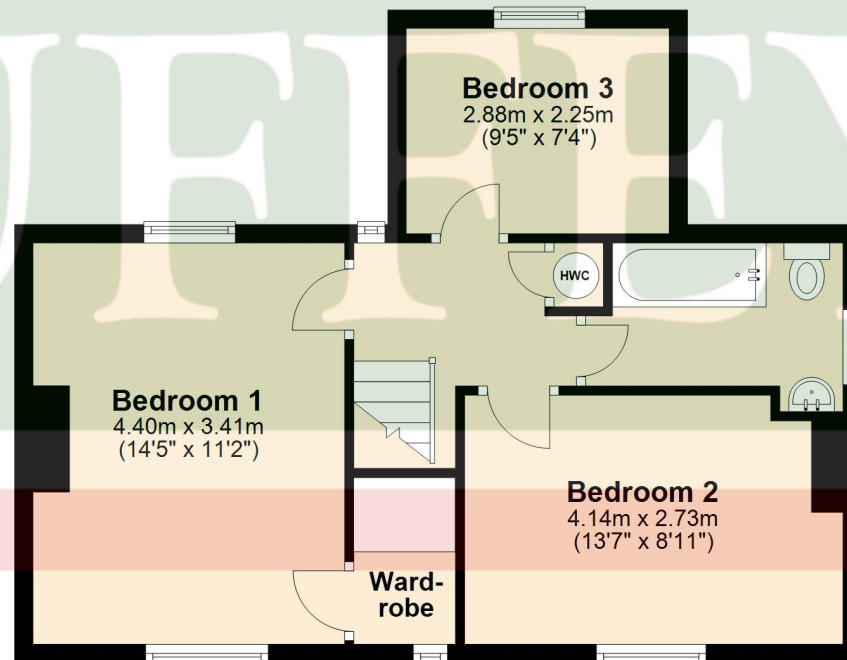
Ground Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 112.7 sq. metres (1212.6 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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