



**1 Park Road, Wells-next-the-Sea**  
Guide Price £250,000

**BELTON  
DUFFEY**

# 1 Park Road

Wells-next-the-Sea,  
Norfolk, NR23 1DQ

*An extended and surprisingly spacious Grade II Listed cottage of character in convenient location offering well appointed accommodation together with a private rear garden.*



## DESCRIPTION

Ideally located within easy walking distance of the town centre, quay, coastal and country walks this very well presented brick and flint Grade II Listed cottage of character has been extended to provide generous ground floor accommodation together with a lovely double first floor bedroom and further benefits from a private courtyard garden with sunny westerly aspect.

The accommodation includes well fitted kitchen with appliances, ground floor shower room, sitting room with ceiling beams and fireplace, dining/living room which provides a useful second reception room with aspect over and access to the garden and large double first floor bedroom with ample storage and rear aspect. The property also benefits from gas to radiator central heating and double glazing.

1 Park Road is a much cherished holiday home currently for personal/family/friends use and has been significantly improved by the current owners, making it an ideal holiday let investment or low maintenance primary residence. It is now offered for sale with no onward chain.

## GROUND FLOOR

External courtesy lighting and UPVC multi-paned front door leading directly into the well appointed fitted kitchen with front aspect and contemporary storage units with fitted appliances and granite effect worksurfaces, sliding doors lead to the fully tiled shower room and a further door gives access to the lovely sitting room, again front aspect, brimming with character, having exposed ceiling beams, fireplace housing cast iron solid fuel burner and open tread staircase to first floor. There is an opening and step up to the stunning dining/living room with aspect over and access to the private courtyard garden.



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*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **FIRST FLOOR**

The entire first floor is a generous double bedroom with twin windows to the rear, west, aspect overlooking the garden, walk in wardrobe cupboard and additional over stairs cupboard housing the gas-fired boiler.

## **OUTSIDE**

There is a delightful rear courtyard suntrap garden with westerly aspect and gravel covered patio area, mature shrubs, side storage area and rear pedestrian gate.

## **SERVICES AND EPC RATING**

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 A.

## **TENURE**

This property is for sale Freehold.

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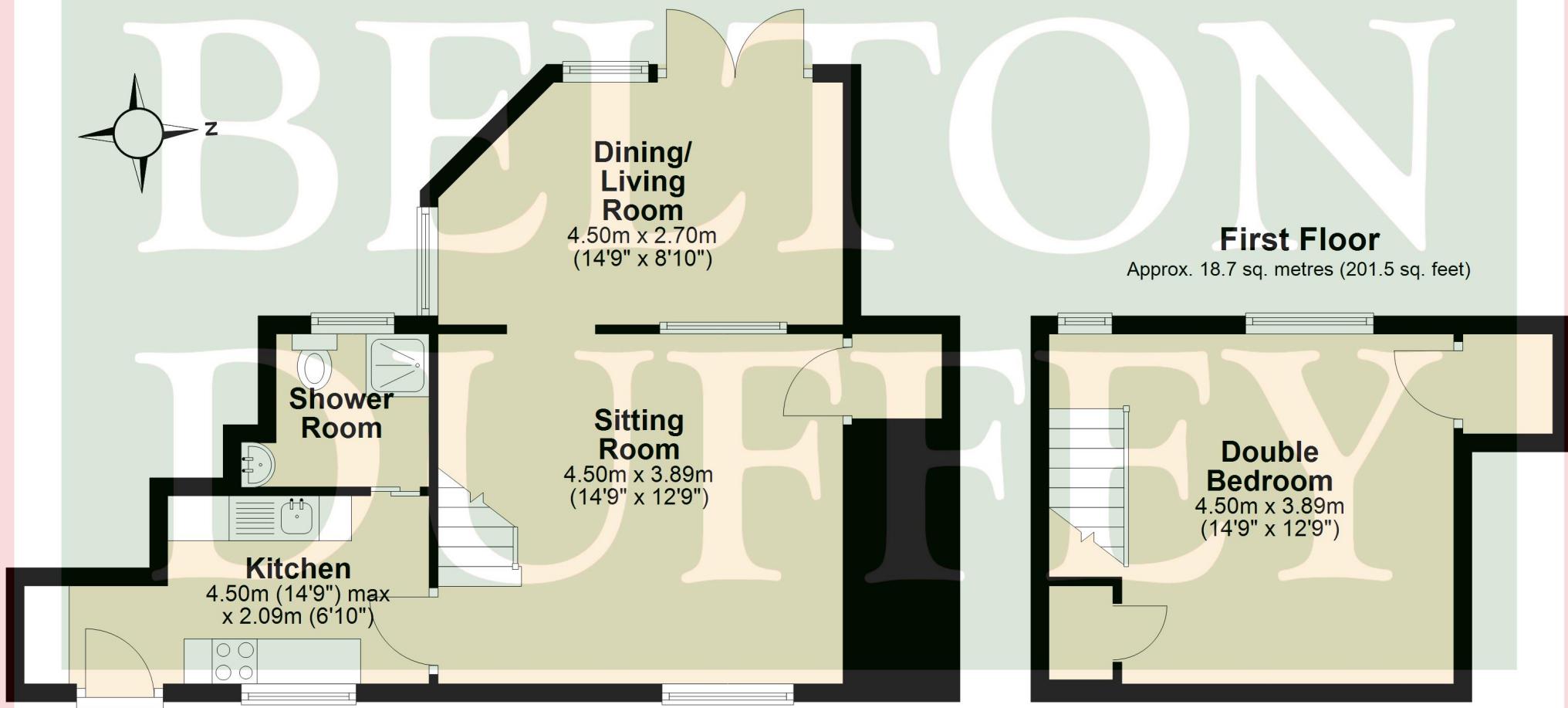
## SITUATION

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.

## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 63.7 sq. metres (686.0 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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