



31 Neilsen Close, Wells-next-the-Sea
Guide Price £299,950

BELTON DUFFEY



31 NEILSEN CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LU

A rare opportunity to purchase an ex-local authority house on a popular cul de sac with 2 bedroom accommodation, driveway parking, garage and good sized gardens. No chain.

DESCRIPTION

31 Neilsen Close is a rare opportunity to purchase an ex-local authority house situated within walking distance of the town centre and the Quay in the ever popular seaside town of Wells-next-the-Sea. The property is end terrace and has accommodation comprising an entrance hall which leads to a kitchen, dining room, and sitting room with a landing, 2 bedrooms, bathroom and cloakroom upstairs. The property would now benefit from a programme of light refurbishment but has gas-fired central heating to radiators and majority UPVC double glazed windows and doors.

Outside, there are small lawned front gardens with driveway parking, a detached garage and a good sized south westerly facing main garden which wraps around the property to the side and rear.

31 Neilsen Close is being offered for sale with no onward chain but please note there is a restrictive covenant on this property, which states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase. Please ask Belton Duffey for more information.

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

3.69m x 1.80m (12' 1" x 5' 11")

A partly glazed UPVC door with a storm porch over leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage area, radiator, window to the side and doors to the kitchen and sitting room.

KITCHEN

2.84m x 2.72m (9' 4" x 8' 11")

A range of painted base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, radiator, vinyl flooring, window overlooking the rear garden and a partly glazed UPVC door with obscured glass leading outside. Door to:



DINING ROOM

2.72m x 2.72m (8' 11" x 8' 11")

Radiator, window overlooking the rear garden and a wide opening to:

SITTING ROOM

3.76m x 3.72m (12' 4" x 12' 2") at widest points.

Fireplace housing a gas fire, radiator, window to the front and a door to the entrance hall.

FIRST FLOOR LANDING

Shelved airing cupboard housing the gas-fired boiler, loft hatch, window to the side and doors to the 2 bedrooms, bathroom and cloakroom.

BEDROOM 1

4.72m x 3.19m (15' 6" x 10' 6") at widest points.

Built-in wardrobe cupboard with sliding doors, radiator and a window to the front of the property.

BEDROOM 2

3.81m x 2.77m (12' 6" x 9' 1") at widest points.

Built-in wardrobe cupboard with pine sliding doors, radiator and a window overlooking the rear garden.

BATHROOM

1.67m x 1.60m (5' 6" x 5' 3")

A panelled bath with a chrome shower mixer tap, pedestal wash basin, vinyl flooring, tiled splashbacks, radiator and a window to the rear with obscured glass.

CLOAKROOM

WC, vinyl flooring and a window to the rear with obscured glass.

OUTSIDE

31 Neilsen Close is set back from the cul de sac behind a lawned front garden with a central concrete pathway leading to the front porch and entrance door. A driveway to the side provides a parking space in front of the detached garage with a tall timber pedestrian gate leading to the main garden.

The south westerly facing garden is of a good size and wraps around the property to the side and rear comprising lawns, a paved terrace and concrete walkways. Timber garden shed, small pond, outside light, shrub borders and hedged and fenced boundaries.

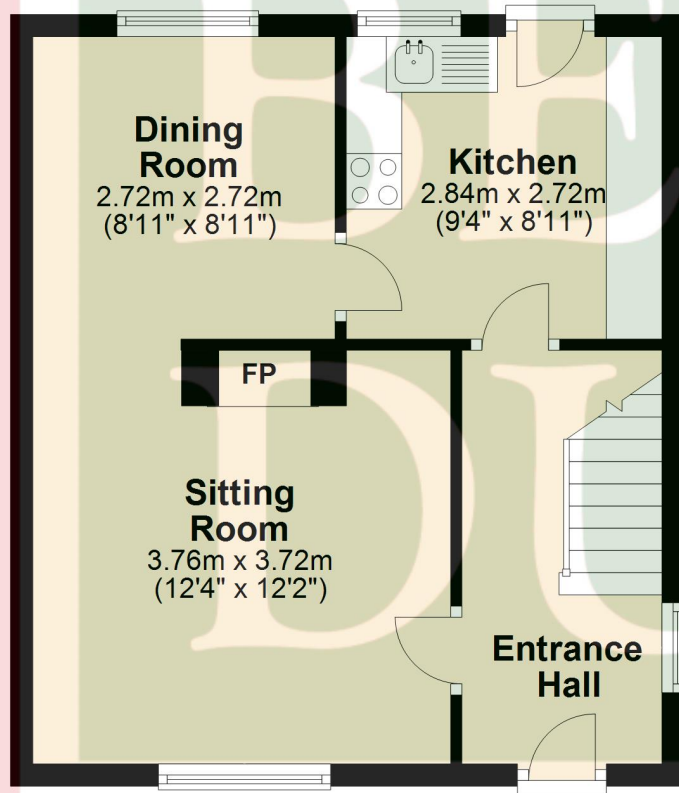
GARAGE

4.95m x 2.70m (16' 3" x 8' 10")

Detached brick built garage with an up and over door to the front.

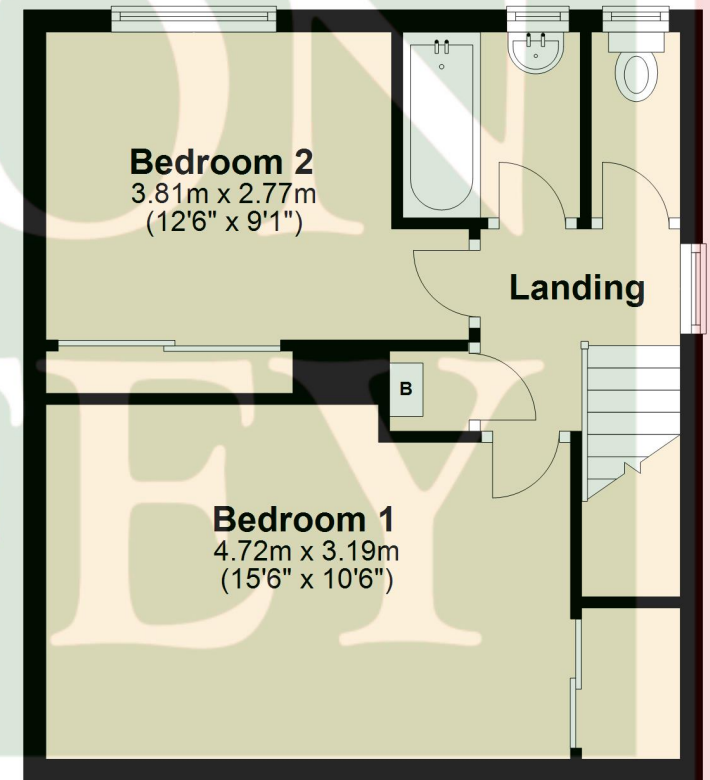
Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

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 left again into Standard Road. Take the first right into Northfield Way and then the third right into Neilsen Close where you will see number 31 in front of you.

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 B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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