



5 Claxtons Yard, Wells-next-the-Sea
Offers in Excess of £300,000

BELTON DUFFEY



5 CLAXTONS YARD, MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DZ

A freehold first floor apartment with flexible 2/3 bedroom accommodation, garage and courtyard situated in a tucked away location on the outskirts of town.

DESCRIPTION

5 Claxtons Yard is a freehold first floor apartment set around a small shared gravelled courtyard of some 6 properties. The apartment is a short walk from all the amenities in Wells-next-the-Sea and benefits from a large garage with a courtyard in front.

The property is light and airy but does now require a programme of light refurbishment with accommodation comprising an inner hallway, kitchen/breakfast room, sitting/dining room, 2 double bedrooms, a further snug/bedroom 3 and a shower room.

Claxtons Yard is named after Robert Claxton who ran a mineral water manufacturing company on the site from the 1920s until its closure in 1974. Number 5 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. 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 LOBBY

A partly glazed UPVC door leads from the front of the property into the entrance lobby with a staircase leading up to the first floor landing.

INNER HALLWAY

A door leads off the landing to the inner hallway with a deep airing cupboard housing the hot water cylinder and a further shelved storage cupboard. Night storage heater, loft hatch and doors to all rooms.

KITCHEN/BREAKFAST ROOM

3.91m x 3.18m (12' 10" x 10' 5") at widest points.

An extensive range of built-in cupboards, base and wall units with laminate worktops incorporating a stainless steel sink unit, breakfast bar with space for stools under, tiled splashbacks. Cooker space with an extractor hood over, night storage heater and a window overlooking the courtyard. Door to a utility area with spaces and plumbing for a washing machine and fridge freezer, window to the front.



General View

SITTING/DINING ROOM

4.85m x 3.18m (15' 11" x 10' 5")

Red brick open fireplace, night storage heater, electric radiator and double aspect windows to the north and overlooking the courtyard.

BEDROOM 3/SNUG

3.18m x 3m (10' 5" x 9' 10")

Red brick open fireplace, night storage heater and double aspect windows to the north and west.

BEDROOM 1

3.84m x 2.99m (12' 7" x 9' 10")

Exposed pine floorboards, night storage heater and a window to the west.

BEDROOM 2

3.21m x 3m (10' 6" x 9' 10")

Window to the west.

SHOWER ROOM

A suite comprising a shower cubicle with an electric shower, pedestal wash basin, WC. Small built-in cupboard, electric towel radiator, shaver point, vinyl flooring and an obscured glass window to the front.

OUTSIDE

The property is approached by car off Mill Road into Claxtons Yard - a small gravelled courtyard shared amongst the neighbouring properties. Number 5 has concrete and gravelled courtyard to the front which leads up to the integral garage.

GARAGE/WORKSHOP

GARAGE

6.31m x 3.85m (20' 8" x 12' 8") at widest points.

An up and over doors lead from the front of the property into the spacious garage. Power and light, understairs cupboard and an opening to:

WORKSHOP

3.82m x 1.62m (12' 6" x 5' 4")

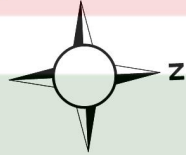
Power and light and a window to the west.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. Continue to the end and turn right at the T-junction and turn right a little further up into Claxtons Yard where you will see number 5 halfway down on the left-hand side.

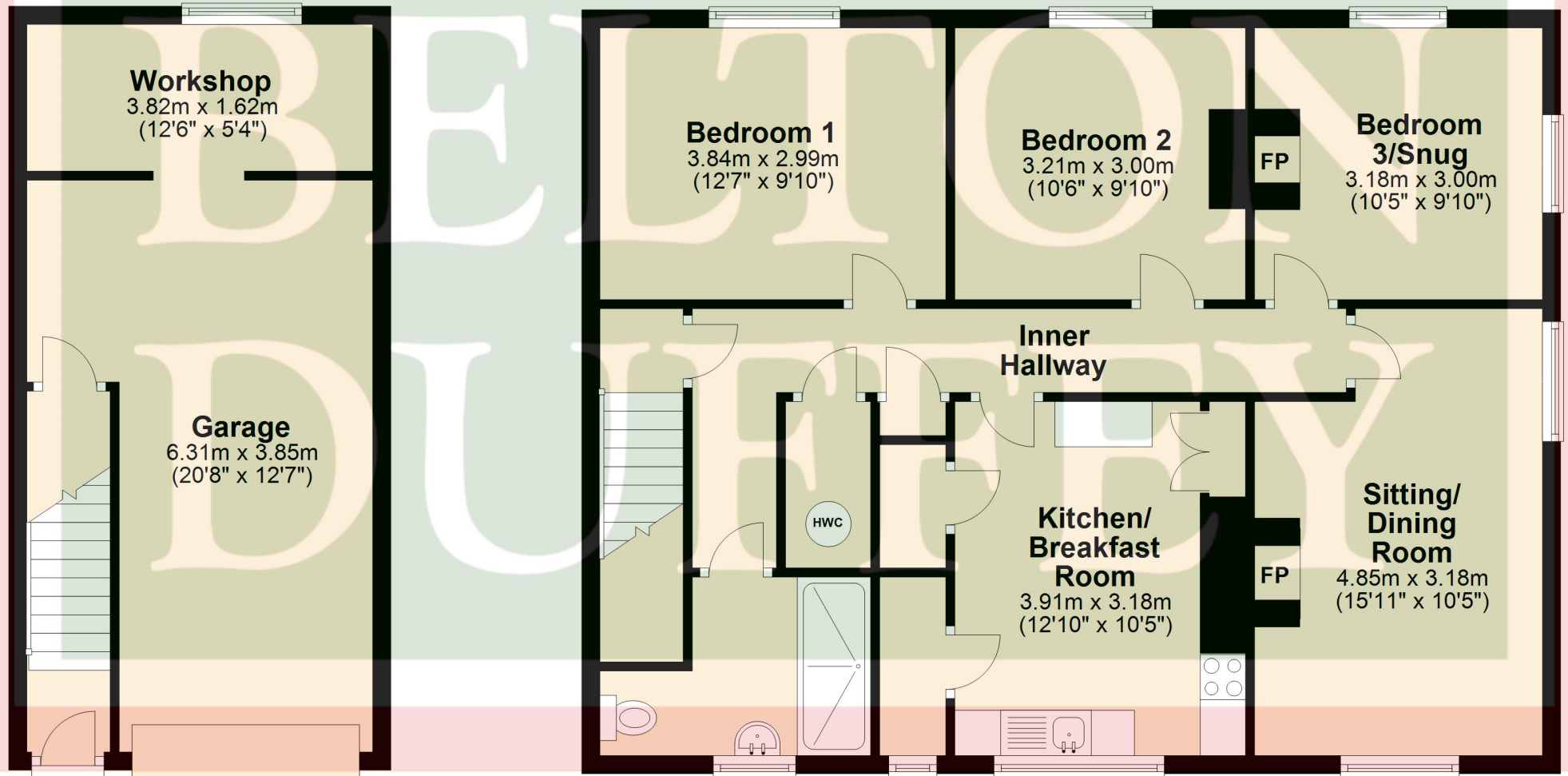
Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.9 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 sq. feet)

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric night storage and electric radiator heating. EPC Rating Band F.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



General View



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