



**38 Ashburton Close, Wells-next-the-Sea**  
**Guide Price £499,950**

**BELTON DUFFEY**



## **38 ASHBURTON CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1QG**

A superbly presented end terrace 3 bedroom, 2 bathroom house with beautifully landscaped gardens, garage, parking and countryside views. No chain.

### **DESCRIPTION**

Built in 2015 to a high specification, 38 Ashburton Close is a traditionally styled end terrace house situated on the edge of the popular Staithe Place development on the outskirts of Wells-next-the-Sea. There is superbly presented light and airy accommodation including, to the ground floor, entrance hall, cloakroom, L-shaped kitchen/dining room with a utility area and a spacious triple aspect sitting room. The upstairs rooms have fine far reaching countryside views to the west with a galleried landing leading to an en suite principal bedroom, 2 further bedrooms and a family bathroom.

The property also has the benefit of double glazed windows and doors (with sash windows to the front and side elevations), gas-fired central heating with a Clearview wood burning stove in the sitting room, an intruder alarm and the remainder of its NHBC warranty. 38 Ashburton Close stands behind a small gravelled front garden with a garage and driveway parking to the side and a beautifully landscaped yet low maintenance south facing rear garden with a timber garden studio building.

The property has been a much loved second home for the current owners but would also suit those buyers looking for a low maintenance coastal permanent home less than a 10 minute walk from the town centre and the wide range of amenities on offer at Wells-next-the-Sea.

38 Ashburton Close 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.



## **ENTRANCE HALL**

A partly glazed door with a storm porch over and outside light leads from the front of the property into the entrance hall. Staircase to the first floor landing, recessed coir mat, radiator, central heating and alarm controls. Doors to kitchen/dining room and sitting room and a door leading into:

## **CLOAKROOM**

1.60m x 1.05m (5' 3" x 3' 5")

Wash basin, WC, tiled floor and splashback, radiator and extractor fan.

## **KITCHEN/DINING ROOM**

5.57m x 5.13m (18' 3" x 16' 10") at widest points.

A good sized light and airy L-shaped double aspect room with ceramic floor tiles. Comprising:

### **KITCHEN/DINING AREA**

A range of off-white Shaker style base and wall units with quartz worktops incorporating a recessed one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with an extractor hood over and dishwasher. Space for a freestanding fridge freezer, wall cupboard housing the Potterton gas-fired boiler, radiator, double aspect windows to the front and above the sink overlooking the rear garden.

### **UTILITY AREA**

Matching fitted cupboard unit with a quartz worktop, tiled splashbacks and spaces and plumbing below for a washing machine and tumble dryer. Understairs storage cupboard, plinth heater and a partly glazed door leading outside to the rear garden.

## **SITTING ROOM**

5.57m x 3.31m (18' 3" x 10' 10")

Triple aspect room with windows to the front and side and French doors leading outside to the rear garden. Fireplace housing a Clearview wood burning stove on a pamment tiled hearth, 2 radiators.

## **FIRST FLOOR LANDING**

2 built-in cupboards, 1 housing the hot water cylinder, radiator and doors to the 3 bedrooms and family bathroom.

## **BEDROOM 1**

4.49m x 3.36m (14' 9" x 11' 0") at widest points.

Built-in wardrobe cupboard, radiator and a window to the front with fine far reaching countryside views. Door leading into:

## **EN SUITE SHOWER ROOM**

2.00m x 1.68m (6' 7" x 5' 6")

Suite comprising a large shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Radiator, tiled flooring, shaver point, extractor fan and a window to the front with fitted plantation shutters.



## **BEDROOM 2**

3.36m x 3.00m (11' 0" x 9' 10")

Built-in cupboard, radiator and a window to the front.

## **BEDROOM 3**

3.41m x 2.08m (11' 2" x 6' 10") at widest points.

Radiator, loft hatch and a window overlooking the rear garden and countryside beyond.

## **FAMILY BATHROOM**

2.10m x 1.88m (6' 11" x 6' 2")

Suite comprising a panelled bath with a chrome shower mixer tap, pedestal wash basin and WC. Tiled flooring and partly tiled walls, radiator, shaver point, extractor fan and an obscured glass window to the rear.

## **OUTSIDE**

38 Ashburton Close is situated on the edge of Staithe Place development with fine far reaching countryside views to the west. Set back behind an attractive gravelled garden to the front planted with lavender and low plants with a pebbled pathway leading to the front entrance door with a porch over and outside light.

To the side, a gravelled driveway provides parking and leads to the detached garage and a tall pedestrian gate opening onto the rear garden. The garden has been beautifully landscaped yet is low maintenance comprising an extensive wide boarded terrace opening out from the sitting room and kitchen with well stocked sunken beds planted with grasses and low plants. A gravelled area to the side has stepping stones to a pedestrian door to the garage and a step up to where the timber garden studio is located. Fenced and hedged boundaries, outside tap and lighting.

## **GARDEN STUDIO**

2.84m x 1.49m (9' 4" x 4' 11")

Timber built garden studio with power and light and glazed timber double doors.

## **GARAGE**

6.00m x 3.18m (19' 8" x 10' 5")

Parking space in front, up and over door, power and light and a pedestrian door leading to the rear garden.

## **DIRECTIONS**

Leave Wells-next-the-Sea town centre heading south on the B1105 and turn left into the Staithe Place development. Take the first right into Ashburton Close, following the road round to the left and bear right at the fork in the road and you will see number 38 a few yards further up on the left-hand side.





**OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band B.

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

**TENURE**

This property is for sale Freehold.

**VIEWING**

Strictly by appointment with the agent.



## Ground Floor

Approx. 71.2 sq. metres (766.9 sq. feet)



## Garden Studio

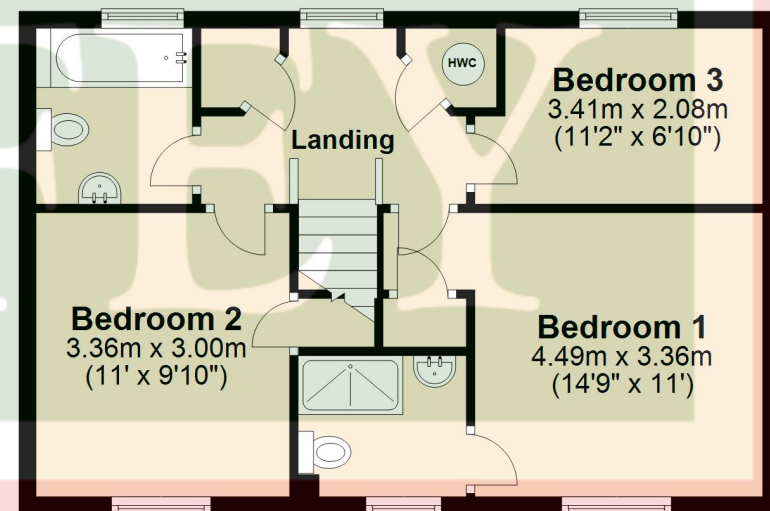
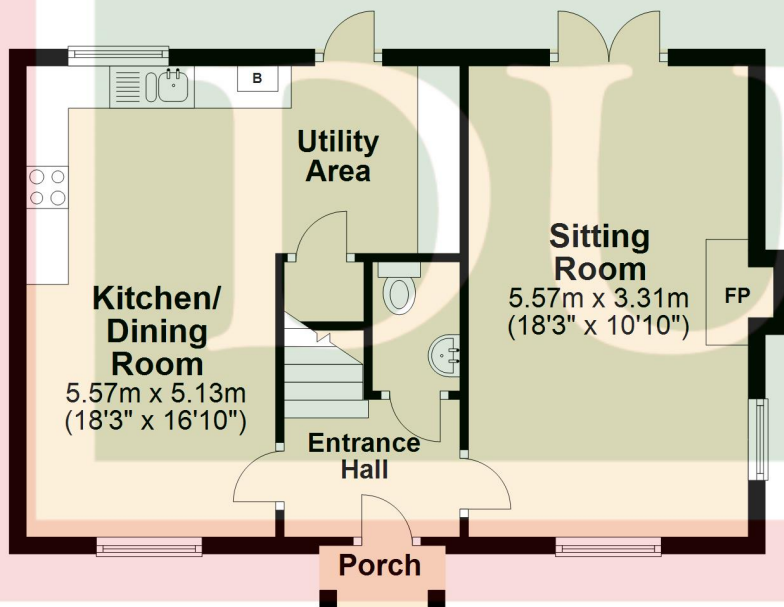
2.84m x 1.49m  
(9'4" x 4'11")

## Garage

6.00m x 3.18m  
(19'8" x 10'5")

## First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 118.9 sq. metres (1279.4 sq. feet)



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