



15a Wells Road, Little Walsingham
Offers in Excess of £350,000

BELTON DUFFEY

15A WELLS ROAD, LITTLE WALSHINGHAM, NORFOLK, NR22 6DL

Well presented detached 2 bedroom house, garage and gardens situated within walking distance of the village centre.
No chain.

DESCRIPTION

15a Wells Road is a beautifully presented detached house situated in an elevated position overlooking fields to the front but within walking distance of the village centre at Little Walsingham. The property is built of red brick under a pantiled roof with the benefit of a well appointed kitchen, luxury shower room, oil-fired central heating, UPVC double glazed windows and oak internal doors.

To the ground floor, the entrance hall leads to a cloakroom, kitchen/dining room and sitting room with 2 double bedrooms and a shower room upstairs. Outside, the property has an attractive front garden and a low maintenance west facing garden to the rear with a detached garage and parking.

All of this combine to make this the perfect property for buyers looking for a second home 5 miles from the coast with holiday lettings potential, or for anyone wanting a village home close to the wide range of amenities on offer.

15a Wells Road is being offered for sale with no onward chain



SITUATION

The Medieval village of Little Walsingham is a centre of pilgrimage, it has two main Shrines: the 14th Century Slipper Chapel is the Roman Catholic National Shrine of Our Lady and the Anglican Shrine of Our Lady of Walsingham, while the Abbey grounds contain the ruins of the original Priory founded in 1153.

For a village of its size, Little Walsingham supports an amazing number of shops, mainly tourist/pilgrim shops but also a mini-supermarket, tea shops and 2 public houses. An old farmyard (owned by the Walsingham Estate) has been converted into a range of shops which boasts the award winning Farm Shop. The village also has a doctor's surgery and a primary school.

Linking Little Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway. Little Walsingham is centrally located for Holt, Burnham Market, Wells-next-the-Sea and the market town of Fakenham.

ENTRANCE HALL

6.29m x 1.80m (20' 8" x 5' 11")

The front of the property is accessed across the pretty front garden with a concrete path up to a partly glazed composite door into the entrance hall with staircase to first floor landing, understairs cupboard, radiator, ceramic floor tiles and a partly glazed UPVC door with obscured glass leading out to the rear garden. Glazed oak doors to sitting room and kitchen/dining room and a door leading into:

CLOAKROOM

1.64m x 0.82m (5' 5" x 2' 8")

Wash basin set into a vanity cupboard, concealed cistern WC, white towel radiator, ceramic floor tiles and a UPVC window with obscured glass to the rear.

KITCHEN/DINING ROOM

5.08m x 2.83m (16' 8" x 9' 3")

Range of pale grey Shaker style base and wall units with laminate worktops incorporating a resin sink and drop down tap, linear tiled splashbacks. Integrated double oven with electric hob and extractor over, spaces and plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer. Room for a dining table and chairs, radiator, ceramic floor tiles and double aspect UPVC windows overlooking the front and rear gardens.

SITTING ROOM

5.08m x 3.33m (16' 8" x 10' 11")

Double aspect room with a window to the front and French doors leading out to the rear garden. Fireplace housing a contemporary recessed electric heater, 2 radiators.



FIRST FLOOR LANDING

Radiator, laminate flooring, loft hatch and UPVC window overlooking the rear garden.

BEDROOM 1

5.08m x 3.33m (16' 8" x 10' 11")

Double aspect windows overlooking the rear garden and to the front with field views, fitted double and single wardrobes, laminate flooring, 2 radiators.

BEDROOM 2

3.82m x 2.65m (12' 6" x 8' 8")

Built-in wardrobe, radiator and 2 windows to the front with field views.

SHOWER ROOM

2.80m x 1.68m (9' 2" x 5' 6")

Large walk-in shower cubicle with chrome mixer shower, wash basin on a vanity cupboard, WC. Shelved airing cupboard and a further cupboard housing the hot water cylinder, white towel radiator, shaver point, partly tiled walls, vinyl flooring, extractor and spot lights. UPVC window with obscured glass to the rear.

OUTSIDE

15a Wells Road stands in an elevated position set back from the road behind an attractive front garden comprising deep beds planted with lavender, roses, Spring bulbs and specimen trees with hedging to the boundaries. Steps lead up onto a patio to the front of the property and leading to the entrance door with outside light.

A paved walkway to the side leads to the west facing rear garden which has been laid out for ease of maintenance with a gravelled area and steps leading up onto a paved terrace where the screened oil tank is situated, beds planted with grasses and low shrubs, outside tap. Attached to the house is an external boiler room which houses the Grant oil-fired central heating boiler.

15a Wells Road has a right of way over the driveway to the side which leads to the rear of the property where there is gravelled parking for 2 or 3 cars and leading to the detached garage.

GARAGE

5.51m x 2.78m (18' 1" x 9' 1")

Electric remote control up and over door to the front, power and light and a timber window to the side.

DIRECTIONS

Take the A149 coast road out of Wells-next-the-Sea towards Cromer. At the Gallery Plus junction, take the right hand fork and continue along this road following the signs to Walsingham. Continue into the village on the Wells Road where you will see the property further up on the right, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Main water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

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

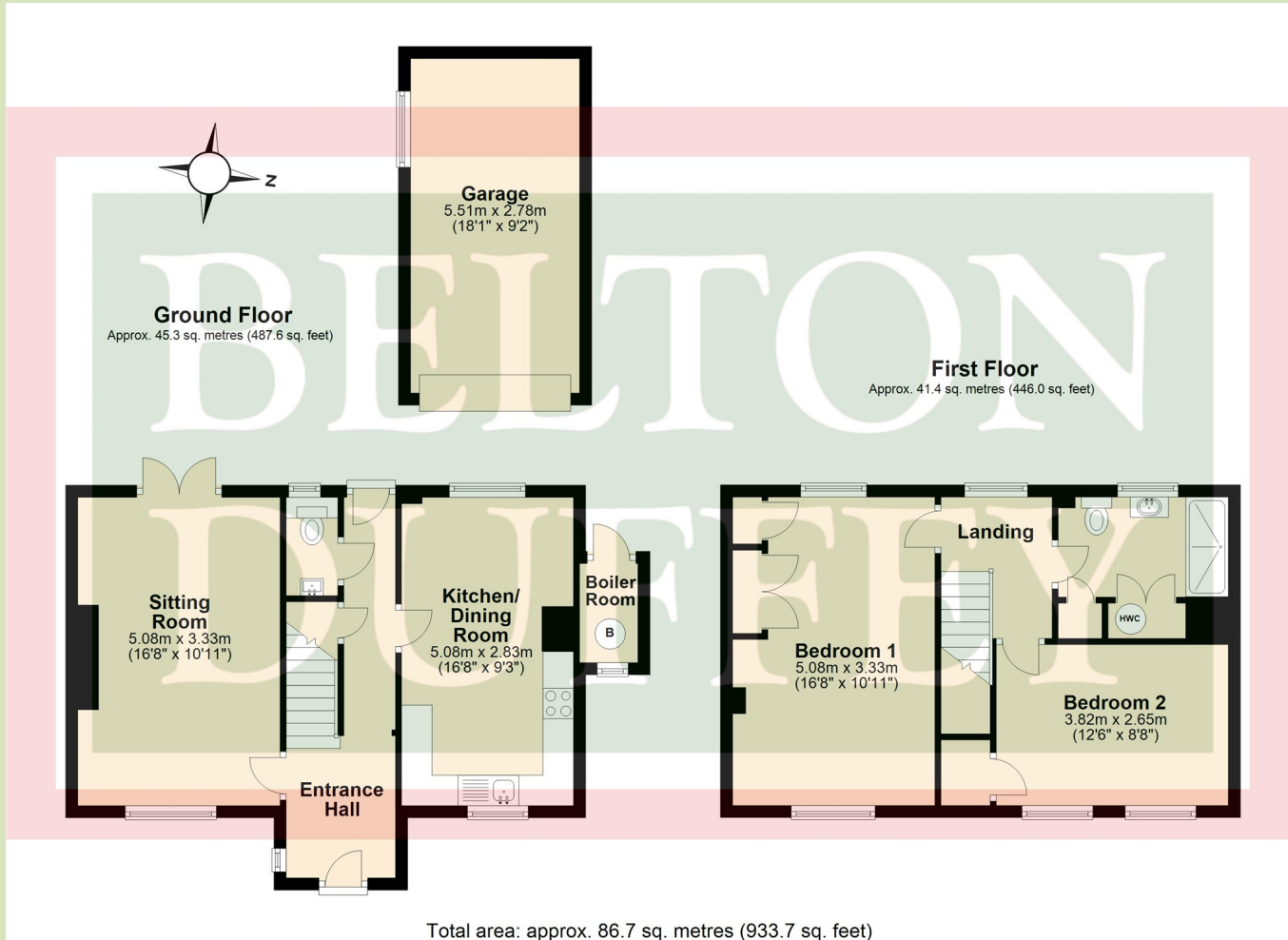
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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

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.

