



44 Northfield Lane, Wells-next-the-Sea
Guide Price £285,000

BELTON DUFFEY



44 NORTHFIELD LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LQ

A semi detached ex-local authority house with 3 bedroom accommodation, driveway parking, garage and south facing rear garden. No onward chain.

DESCRIPTION

44 Northfield Lane is a semi detached ex-local authority house situated in a popular residential area within walking distance of the town centre at Wells-next-the-Sea and close to walks to the North Norfolk Coastal Path and East Quay. The property has well laid out living accommodation comprising an entrance hall, cloakroom, kitchen, dining room with a wide archway to the sitting room. Upstairs, the landing leads to 3 bedrooms and a bathroom. There is also the benefit of majority UPVC double glazed windows and doors, a sun room and conservatory plus a useful store.

Outside, 44 Northfield Lane has driveway parking to the front for several vehicles, a garage accessed from the rear and a lawned south facing rear garden.

The property is being offered for sale with no onward chain but please note that there is a restrictive Covenant 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.

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 UPVC entrance door with obscured glass and storm porch over leads from the front of the property into the entrance hall with staircase to first floor landing. UPVC window to the side and doors to the cloakroom, kitchen and sitting room.

CLOAKROOM

WC and a window to the side.



KITCHEN

3.49m x 3.00m (11' 5" x 9' 10") at widest points. A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, vinyl flooring, window overlooking the rear garden, small window to the side and a glazed UPVC door with obscured glass leading to the side hallway. Door to:

DINING ROOM

3.00m x 2.57m (9' 10" x 8' 5") Window to the rear and a wide opening to:

SITTING ROOM

3.95m x 3.51m (13' 0" x 11' 6") Tiled open fireplace and a window to the front.

SUN ROOM/SIDE HALL

4.10m x 1.98m (13' 5" x 6' 6") Side hall with doors providing access to the front and rear of the property and leading to the sun room with polycarbonate roof. Doors to the kitchen, store and wood store.

FIRST FLOOR LANDING

Window to the side, loft hatch and doors to the 3 bedrooms and bathroom.

BEDROOM 1

3.61m x 2.97m (11' 10" x 9' 9") Built-in wardrobe cupboard with louvred doors, radiator and a window to the front.

BEDROOM 2

3.32m x 3.03m (10' 11" x 9' 11") Built-in wardrobe cupboard, radiator and a window overlooking the rear garden.

BEDROOM 3

2.52m x 2.48m (8' 3" x 8' 2") at widest points. Built-in storage cupboard and a window to the front.

BATHROOM

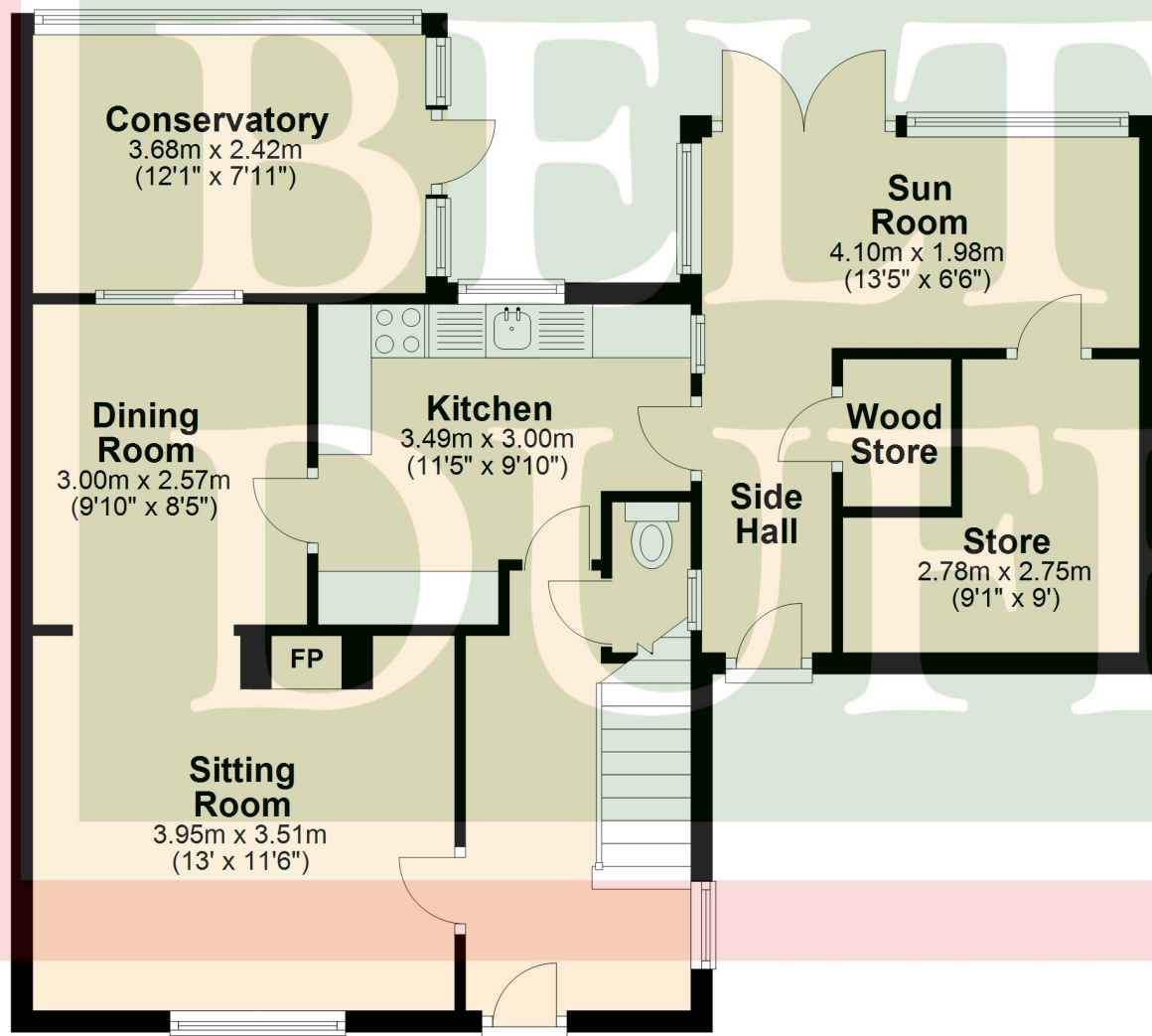
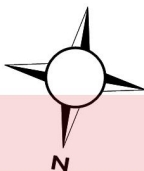
Panelled bath with an electric shower over and glass shower screen, vanity storage unit incorporating a wash basin. Airing cupboard housing the hot water cylinder, tiled splashbacks, electric wall heater and a window to the rear with obscured glass.

OUTSIDE

44 Northfield Lane is set back from the road behind a low fence with metal double gates opening onto an extensive gravelled and brick block driveway providing parking for several vehicles and leading to the front door with storm porch over and outside light. A further door leads to the side hall with access to the rear garden. The garden is south facing and comprises a paved terrace with a lawn beyond, concrete walkways and access to the conservatory. Dilapidated garage (with separate access from the rear) and a dilapidated shed.

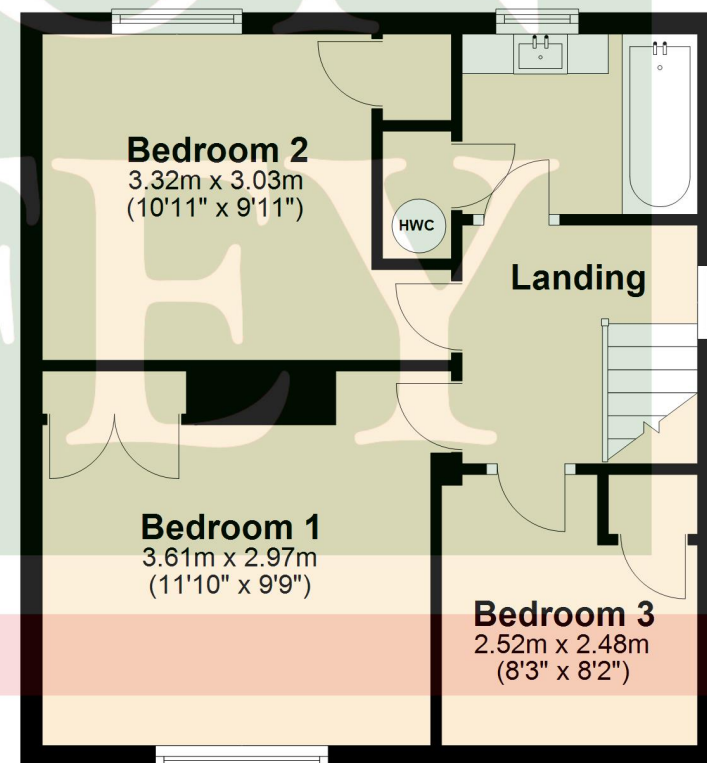
Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)

CONSERVATORY

3.68m x 2.42m (12' 1" x 7' 11") Glazed aluminium lean-to construction with a polycarbonate roof.

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 turn left into Standard Road. Take the first right into Northfield Lane and continue almost to the end where you will see number 44 on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. The property has no central heating installed. EPC Rating Band F.

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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