



**2 Flint Drift, Wells-next-the-Sea**  
**Guide Price £600,000**

**BELTON DUFFEY**







## 2 FLINT DRIFT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1UA

A modern brick and flint house situated on a small exclusive cul de sac with flexible 3/4 bedroom accommodation over 3 storeys, parking, garage and west facing garden. No chain.

### DESCRIPTION

2 Flint Drift is a modern detached house situated on a small exclusive development of just 3 other properties in a tucked away location only a short walk to the town centre's amenities. Built in a traditional Norfolk brick and flint style, the property has majority UPVC double glazed windows and doors, gas-fired central heating with an open fireplace in the sitting room and flexible accommodation laid out over 3 storeys. The ground floor comprises an entrance hall with a cloakroom off, kitchen with a separate dining room and sitting room. Upstairs, there are 3 bedrooms, a bathroom and a flexible second floor room which could either be used as another reception room or bedroom 4.

Outside, there is driveway parking for up to 3 vehicles, an attached double garage, a lawned front garden and a private lawned and paved west facing garden to the rear.

2 Flint Drift 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.

### PORCH

A covered storm porch with light leads from the front of the property with a partly glazed timber door leading into:





## **ENTRANCE HALL**

4.46m x 2.27m (14' 8" x 7' 5") at widest points.

Staircase leading up to the first floor landing, built-in understairs storage cupboard and doors to the cloakroom, sitting room and kitchen.

## **CLOAKROOM**

2.14m x 0.87m (7' 0" x 2' 10")

WC, wall mounted wash basin and a window to the front with obscured glass.

## **KITCHEN**

3.20m x 2.98m (10' 6" x 9' 9")

A range of oak base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven, ceramic hob with extractor hood over, fridge and dishwasher. Vinyl flooring, serving hatch to dining room, window overlooking the rear garden and a glazed UPVC door leading outside.

## **DINING ROOM**

3.00m x 2.98m (9' 10" x 9' 9")

UPVC French doors leading outside to the rear garden and an archway to:

## **SITTING ROOM**

4.47m x 3.96m (14' 8" x 13' 0")

Red brick open fireplace with a pamment tiled hearth, window to the front of the property.

## **FIRST FLOOR LANDING**

Built-in storage cupboard, staircase to the second floor and doors to the 3 first floor bedrooms and bathroom.

## **BEDROOM 1**

3.77m x 3.46m (12' 4" x 11' 4")

Built-in double wardrobe cupboard and a window to the front.

## **BEDROOM 2**

3.46m x 2.97m (11' 4" x 9' 9")

Built-in wardrobe cupboard and a window overlooking the rear garden.







### **BEDROOM 3**

2.77m x 2.14m (9' 1" x 7' 0")

Window to the front.

### **BATHROOM**

2.99m x 2.77m (9' 10" x 9' 1") at widest points.

Suite comprising a panelled bath with a chrome mixer shower and folding glass shower screen over, pedestal wash basin and WC. Built-in airing cupboard housing the hot water cylinder, tiled splashbacks and a window to the rear with obscured glass.

### **SECOND FLOOR LANDING**

Door leading into:

### **STUDY/BEDROOM 4**

4.93m x 3.99m (16' 2" x 13' 1")

A spacious and versatile room with a built-in cupboard, access to eaves storage, window to the side and a Velux window to the rear,

### **OUTSIDE**

Flint Drift is a small, exclusive development of only 4 individual properties, built approximately 25 years ago and tucked away only a few minutes' walk from the town centre. The approach, off Burnt Street, is down a shared private gravelled driveway and number 2 has a gravelled parking space in front of the attached garage and a further gravelled driveway to the side providing parking for 2 more vehicles. Lawned area with feature mature tree, shrub border and a paved walkway to the front entrance porch.

A tall timber pedestrian gate to the side leads to the property's west facing rear garden which comprises an extensive paved terrace with a lawn beyond, well stocked perimeter borders, partly walled and fenced boundaries, outside lighting.

### **GARAGE**

6.08m x 2.70m (19' 11" x 8' 10")

Up and over door to the front, gas-fired central heating boiler, power and light and a pedestrian door to the property's rear garden.

### **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street and continue to the end. At the T-junction, turn left and take the first right into High Street. Proceed to the bottom of High Street into Church Plain and turn right at the end into Burnt Street.

Flint Drift can be found approximately 250 yards further up on the left-hand side and number 2 is the second property on the right, as indicated by the Belton Duffey 'For Sale' board.





## **OTHER INFORMATION**

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

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

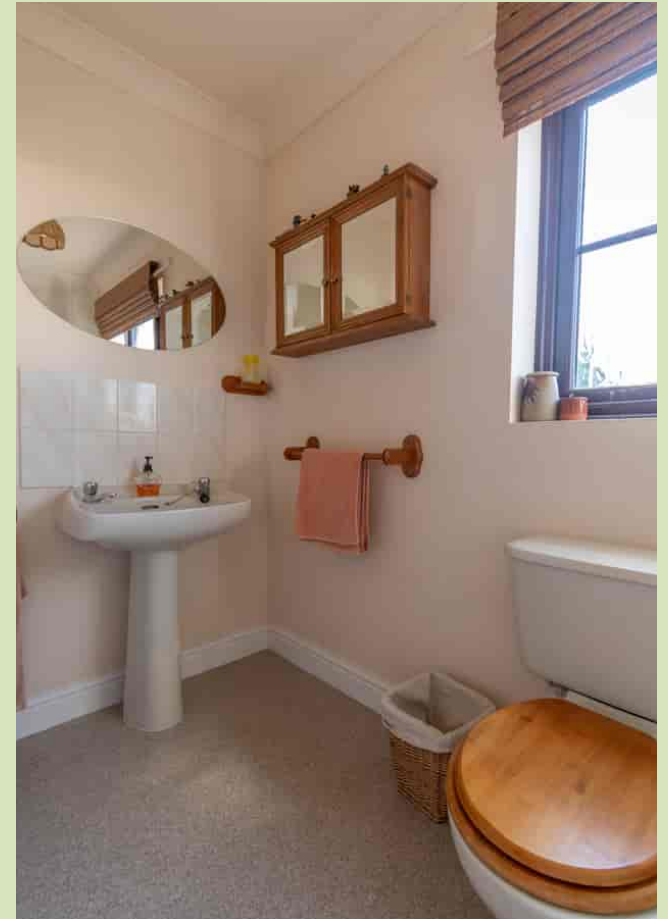
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

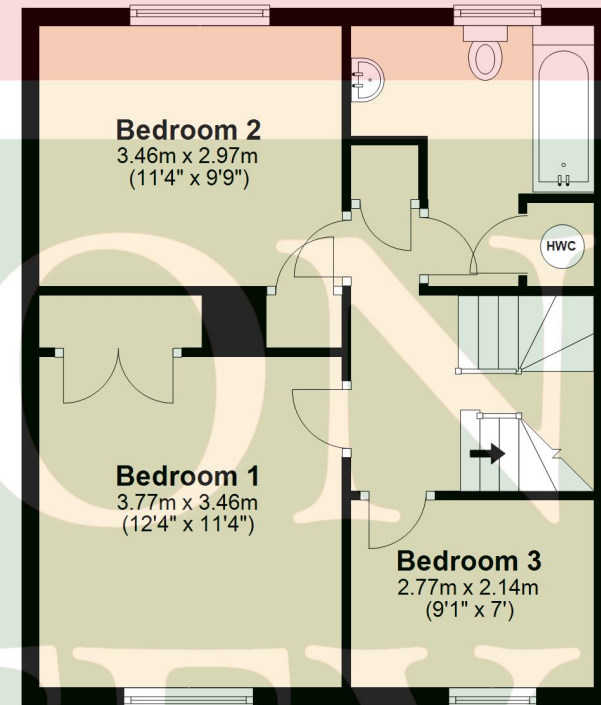
Strictly by appointment with the agent.





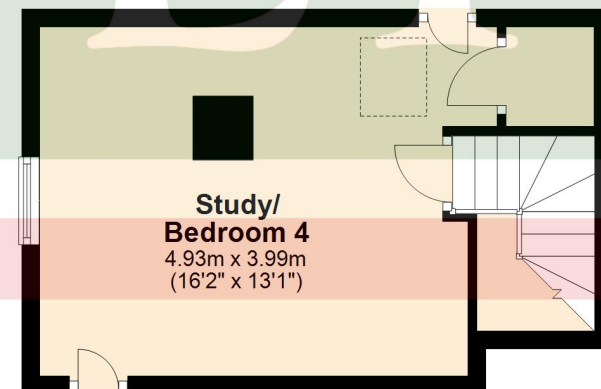
### First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



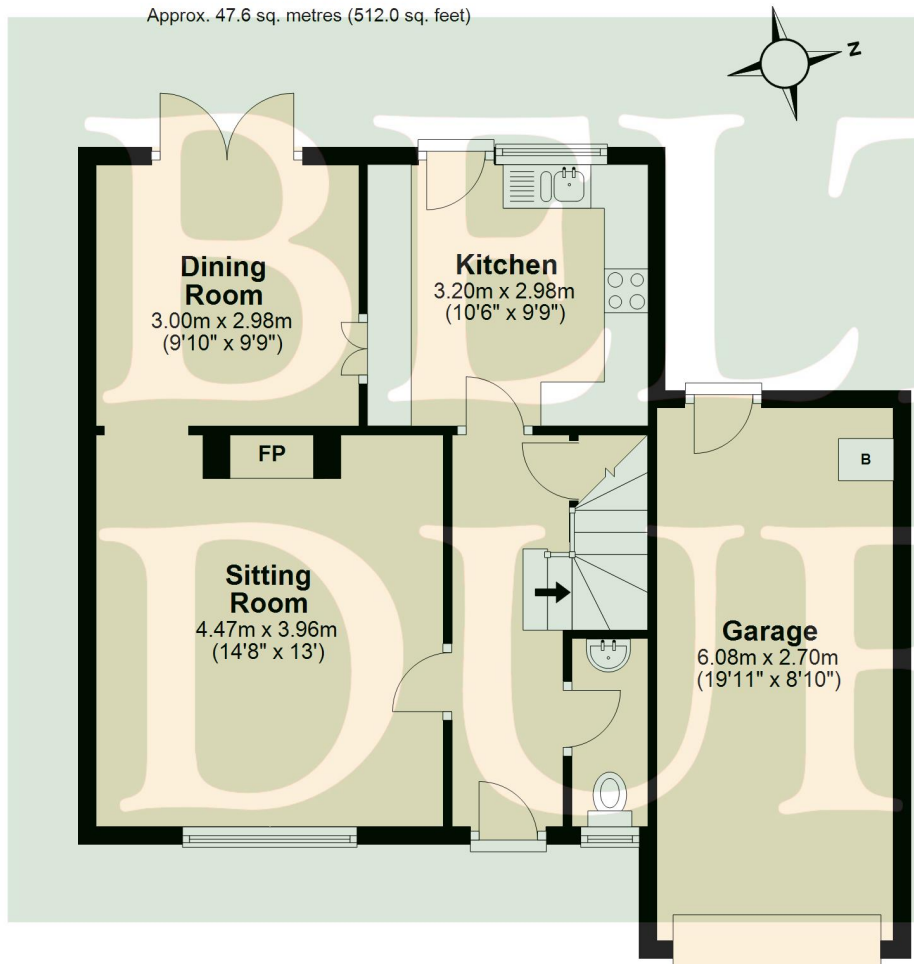
### Second Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



### Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



Total area: approx. 121.2 sq. metres (1304.6 sq. feet)





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