



Ardmore, Wells-next-the-Sea
Guide Price £575,000

BELTON DUFFEY



ARDMORE, 85 NORTHFIELD CRESCENT, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1LR

A modern detached 4 bedroom family house with good sized gardens, garage and parking, situated on the edge of town with fine countryside views. No chain.

DESCRIPTION

Ardmore is an individual detached family house built approximately 30 years ago by local builders on the outskirts of the seaside town of Wells-next-the-Sea with fine views over neighbouring countryside and the marshes beyond. The Quay and North Norfolk Coastal Path are close by and easily accessed via a footpath from the garden gate, with all of the amenities on offer in the centre of town just an easy 10 minute walk away.

The property has presented spacious family sized accommodation briefly comprising a reception hall, kitchen/dining room with a separate utility and cloakroom and a comfortable sitting room. Upstairs, the galleried landing leads to 4 double bedrooms, 2 with views towards the marshes, and a family bathroom. There is also the added benefit of UPVC double glazed windows and doors throughout and gas-fired central heating making this an ideal permanent family home, second home or, as its current use, a successful holiday lettings business.

Outside, the property has driveway parking for 2/3 vehicles to the front, an integral garage and good sized fully enclosed walled and hedged gardens to the rear.

Ardmore 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 VESTIBULE

Covered entrance vestibule with pamment tiled floor, light and half glazed timber entrance door with fixed side window leading into:

RECEPTION HALL

4.01m x 1.93m (13' 2" x 6' 4")

Staircase to the first floor galleried landing with understairs storage cupboard, radiator, recessed ceiling lights. Door to sitting room and half glazed door leading into:

KITCHEN/DINING ROOM

6.52m x 3.16m (21' 5" x 10' 4")

Range of cream Shaker style base and wall units with oak block worktops over and upstands incorporating a butler sink with mixer tap, island unit with fitted cupboards. Integrated oven with ceramic hob over and a stainless steel extractor hood and splashback, integrated dishwasher, space for a freestanding fridge freezer.

Engineered oak flooring, 2 radiators, recessed ceiling lights and room for a dining table and chairs with ceiling light over. Window overlooking the rear garden and UPVC French doors leading outside. Double doors to the sitting room and a door leading into:

UTILITY ROOM

2.66m x 2.45m (8' 9" x 8')

Base unit with laminate worktop over incorporating a stainless steel sink unit with drainer, space and plumbing for a washing machine, ceramic tiled floor and radiator. Window and half glazed door to the side of the property, door to garage and door to:

CLOAKROOM

2.45m x 0.96m (8' 0" x 3' 2")

Wash basin on a vanity cupboard with tiled splashback, WC, extractor fan, ceramic tiled floor and radiator. Window to the rear with obscured glass.

SITTING ROOM

5.36m x 4.01m (17' 7" x 13' 2")

Feature faux fireplace housing an electric fire, reclaimed timber surround and tiled hearth, 2 radiators, ceiling light and wall lights. Window to the front.



FIRST FLOOR LANDING

5.11m x 2.77m (16' 9" x 9' 1") at widest points.

Galleried first floor landing with a shelved airing cupboard, radiator, loft hatch, window to the front and doors to the 4 bedrooms and bathroom.

BEDROOM 1

4.03m x 4.00m (13' 3" x 13' 1")

2 fitted wardrobe cupboards with high level cupboards over bed space and bedside cabinets, radiator and a window to the front.

BEDROOM 2

3.76m x 3.18m (12' 4" x 10' 5")

Radiator and a window to the rear overlooking the rear garden and neighbouring countryside towards the marshes.

BEDROOM 3

4.01m x 2.92m (13' 2" x 9' 7")

Radiator and a window to the front.

BEDROOM 4

3.78m x 2.92m (12' 5" x 9' 7")

Radiator and a window to the rear overlooking the rear garden and neighbouring countryside towards the marshes.

FAMILY BATHROOM

2.76m x 2.67m (9' 1" x 8' 9")

A traditional white suite comprising a freestanding roll top bath, pedestal wash basin and WC. Shower cubicle with glass door and Aqualisa mixer shower, light and extractor, slate tiled floor, partly tiled walls, radiator, recessed ceiling lights and wall light. Window to the rear with obscured glass.

OUTSIDE

Ardmore is set back from the road behind a low brick wall with an opening onto broad gravelled frontage with parking for 2/3 vehicles and leading to the garage and entrance vestibule with outside light.

A gate to the side leads to the fully enclosed walled and hedged rear garden comprising a paved terrace immediately behind the property, lawn with mature shrub borders, a further small paved south facing terrace, pedestrian gate to the side, outside lighting.



GARAGE

5.36m x 2.89m (17' 7" x 9' 6")

Up and over door, power and light, cupboard housing the Worcester gas-fired boiler and hot water cylinder. Window to the side with obscured glass and a connecting door to the utility room.

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 right into Polka Road. Take the first left into Maryland and continue to the end of the road. As the road bends to the left you will see Ardmere on the right-hand side.

OTHER INFORMATION

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

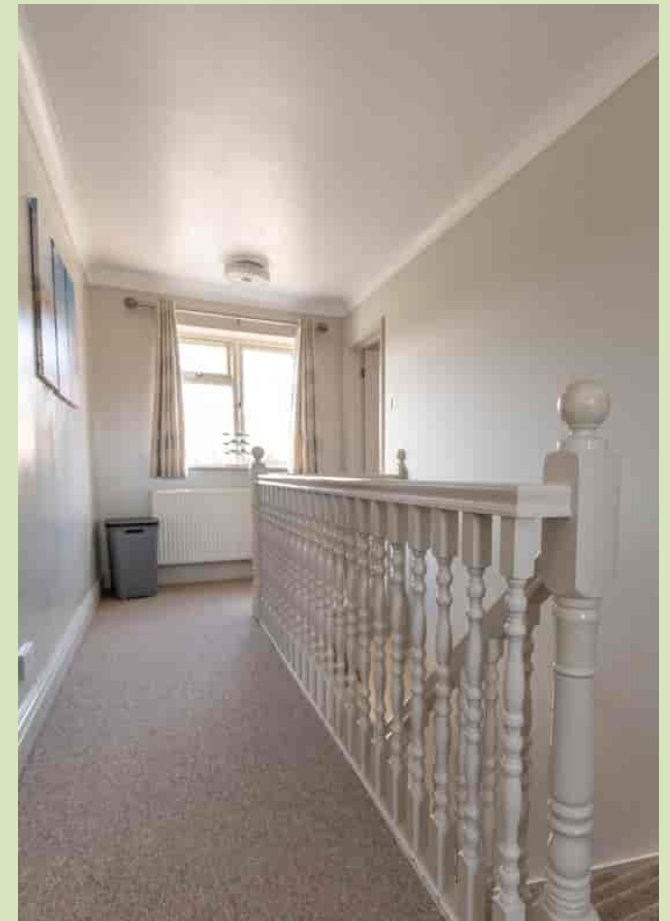
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

TENURE

This property is for sale Freehold.

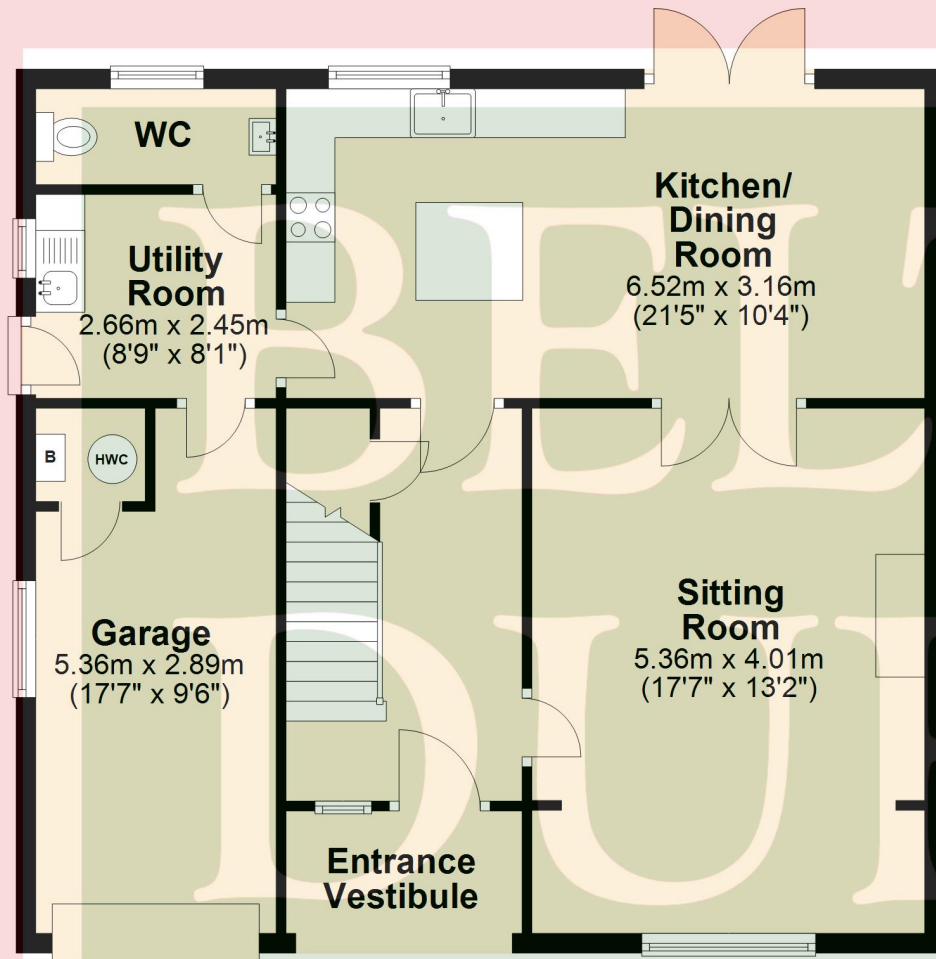
VIEWING

Strictly by appointment with the agent.



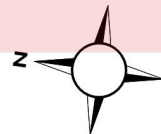
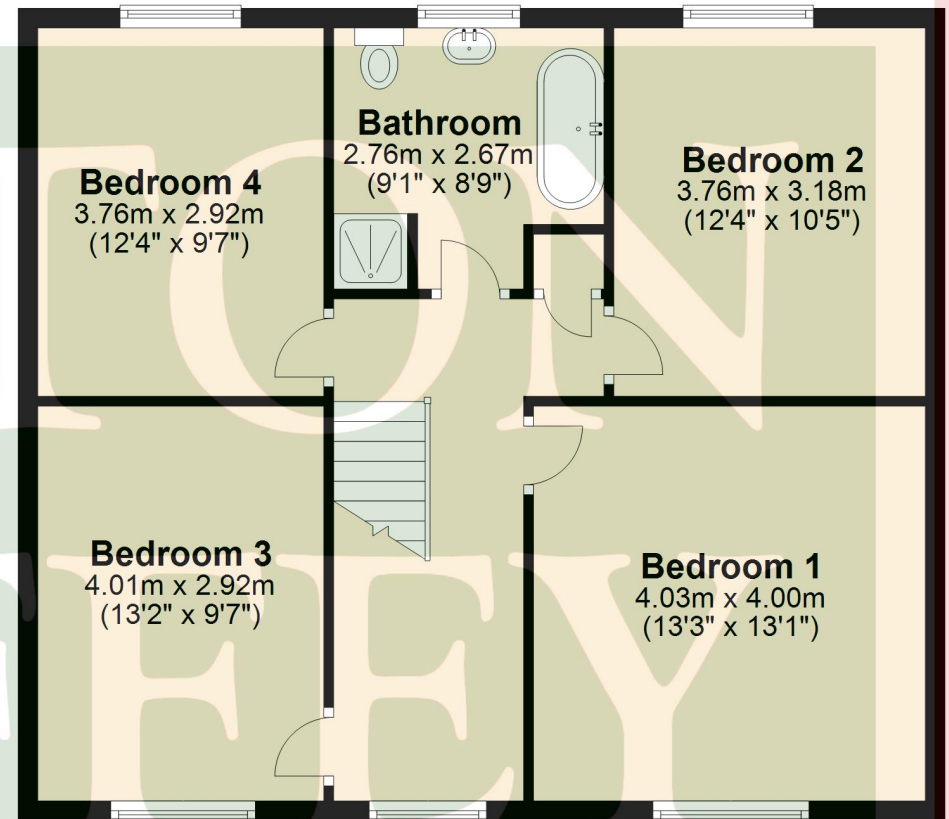
Ground Floor

Approx. 81.9 sq. metres (881.9 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 153.4 sq. metres (1650.7 sq. feet)



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