



Burnsall, Wells-next-the-Sea
Guide Price £650,000

BELTON DUFFEY

BURNSALL, SOUTHGATE CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HG

An extended and much improved detached chalet bungalow with double garage and mature gardens, well situated in private cul-de-sac

DESCRIPTION

Pleasantly situated in a quiet, yet central, private cul-de-sac this detached chalet bungalow, constructed in 1989 has been much improved and extended to provide spacious and flexible accommodation and further benefits from a double garage and ample driveway parking.

The accommodation includes entrance hall, cloakroom, shower room, dining room, sitting room, large conservatory, kitchen/breakfast room, utility, three ground floor bedrooms, fourth double bedroom on the first floor and large luxury bathroom with shower cubicle and corner bath. Other features include UPVC double glazing and electric heating.

Burnsall enjoys a mature secluded plot with south backing rear garden, kitchen garden, useful sheds and a greenhouse, access to both sides of the property, detached double garage with automatic roller doors and ample driveway parking.



SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

ENTRANCE PORCH

Double, fully glazed doors and side light windows. Fully glazed door to;

ENTRANCE HALL

Staircase to first floor, large walk-in storage cupboard, economy 7 radiator, coved ceiling, doors to;

CLOAKROOM

Window to front, low flush WC, wall mounted wash basin with tiled splashbacks, tiled flooring, coved ceiling.

SHOWER ROOM

Window to front, fully tiled shower cubicle, pedestal wash basin, low flush WC, extensive tiling, electric water heater, tiled flooring, wall mounted strip light with shaver socket, wall mounted convector heater.

DINING ROOM

3.0m x 3.0m (9' 10" x 9' 10") Window to front, half glazed door to utility room, economy 7 storage radiator, coved ceiling.

SITTING ROOM

4.59m x 4.20m (15' 1" x 13' 9") A spacious and comfortable room with double doors leading to conservatory, feature fireplace with tiled hearth and flame effect fire, economy 7 storage radiator, coved ceiling.

CONSERVATORY

7.02m x 2.42m (23' 0" x 7' 11") A substantial addition to the property of quality construction with half brick, half glazed elevations beneath mono-pitch glazed roof with sun filter, sliding double doors to garden, tiled flooring, economy 7 storage radiator.



KITCHEN/BREAKFAST ROOM

5.50m x 2.80m (18' 1" x 9' 2") A generous kitchen with ample space for casual dining, double doors to conservatory, door to side, window to side and doors to utility room and sitting room, excellent range of floor and wall mounted storage units, extensive granite effect worksurfaces incorporating single drainer sink unit, attractive splashback tiling, 4 ring hob with extractor over, fitted double oven, recess for fridge/freezer, space and plumbing for dishwasher and automatic washing machine, tiled flooring, economy 7 storage radiator, access to loft space.

UTILITY ROOM

2.34m x 2.09m (7' 8" x 6' 10") Of brick and glazed construction with door to front, door to dining room and door to kitchen/breakfast room. Range of floor and wall mounted storage units, worksurfaces, space for tumble dryer.

BEDROOM 1

4.59m x 3.10m (15' 1" x 10' 2") Window to rear, excellent range of fitted wardrobe units with matching dressing table and bedside units, economy 7 radiator, coved ceiling.

BEDROOM 2

3.10m x 3.00m (10' 2" x 9' 10") Window to front, economy 7 storage radiator, coved ceiling.

BEDROOM 3

2.90m x 2.50m (9' 6" x 8' 2") Window to rear, electric radiator, coved ceiling.

FIRST FLOOR LANDING

A spacious and versatile area with Velux windows to front and rear, storage cupboard, airing cupboard, doors to;

BEDROOM 4

4.50m x 4.00m (14' 9" x 13' 1") Window to side, Velux window to rear, economy 7 storage radiator, eaves recess storage.

BATHROOM

Velux window to rear, luxury suite comprising corner bath unit, fully tiled shower cubicle, pedestal wash basin and WC, attractive complimentary tiling, heated towel rail, extractor fan, wall mounted strip light with shaver socket.

OUTSIDE

Burnsall stands at the head of a private cul-de-sac and enjoys a mature plot offering a high degree of privacy. To the front a 5 bar gate affords access to gravel covered hardstanding for numerous vehicles and driveway to the garage, raised shrub borders and attractive planters. There is pedestrian access to both sides of the property. To the eastern side there is an attractive, partly paved kitchen garden with large timber shed and greenhouse. The south backing rear garden is accessed via a brick archway and is mainly laid to lawn with deep well stocked flower and shrub borders, extensive raised block pavior terrace, additional garden shed, attractive rockery to western side and paved pedestrian access to front of property, secure fencing and mature hedge to boundaries.

GARAGE

A detached double garage with twin automatic roller doors, pitched roof with eaves storage, power and light connected, personal door to side garden.

DIRECTIONS

From the Belton Duffey office in Staithe Street, head south and turn right into Station Road. Head towards Holkham on Station Road, which becomes Mill Road and take the left turning into Southgate Close, bearing right after 100m on to the private gravel covered cul-de-sac where Burnsall can be found.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. EPC Rating Band E.

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

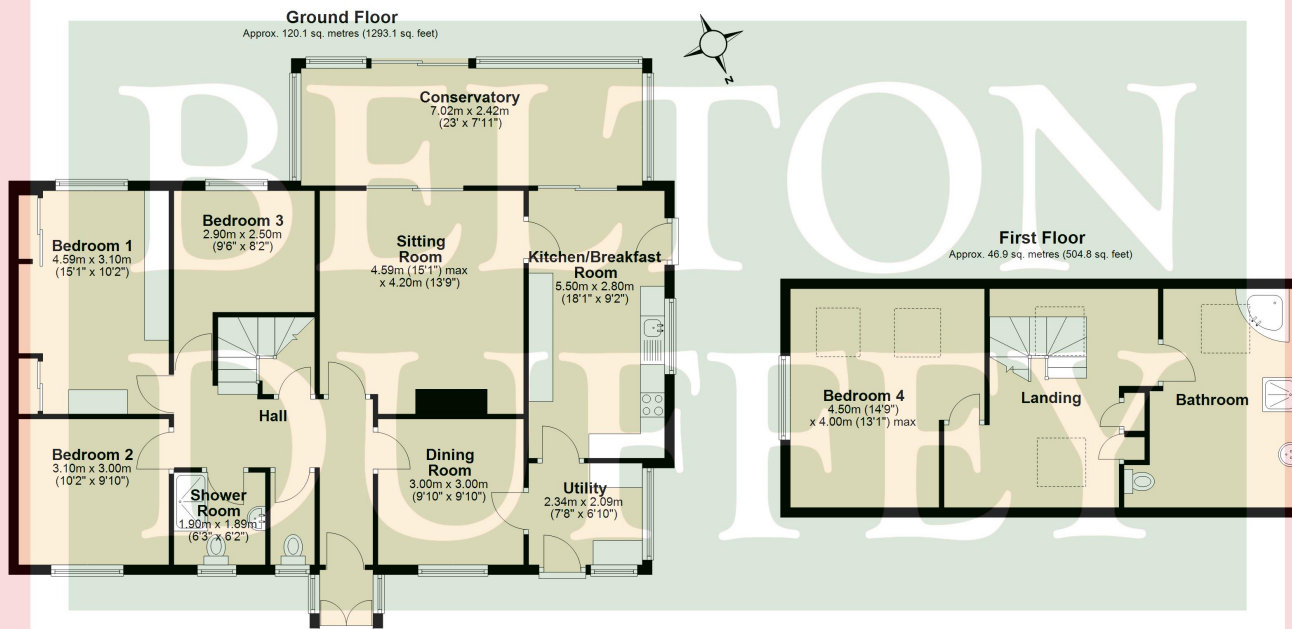
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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.

