



Flintstones, Wells-next-the-Sea
Guide Price £640,000

BELTON DUFFEY



FLINTSTONES, 1 BELDORMA CLOSE, POLKA ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EE

Detached 3 storey house on an exclusive cul de sac close to the centre of town with parking, garage and wrap around gardens. No chain.

DESCRIPTION

Flintstones 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 approximately 25 years ago in a traditional Norfolk brick and flint style, the property has timber framed windows and gas-fired central heating with flexible accommodation laid out over 3 storeys. The ground floor comprises an entrance hall with a cloakroom off, large open plan kitchen/dining room with glazed doors leading into the conservatory and a 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 parking for 2/3 cars, an attached double garage and low maintenance gardens that wrap around the property to 3 sides.

Flintstones 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

Covered storm porch with light leads from the front of the property with a partly glazed composite door leading into:

ENTRANCE HALL

Staircase to first floor, radiator, built-in storage cupboard and doors to the cloakroom, sitting room and kitchen/dining room.



CLOAKROOM

1.79m x 0.85m (5' 10" x 2' 9")

Double glazed window to front with obscured glass, WC, wall mounted wash basin, radiator.

SITTING ROOM

4.58m x 3.90m (15' 0" x 12' 10")

Double glazed window to front, brick fireplace housing gas living flame fire, radiator. Glazed timber double doors leading into:

KITCHEN/DINING ROOM

9.64m x 2.37m (31' 8" x 7' 9")

Open plan kitchen/dining room comprising:

DINING AREA

High level double glazed window to side, sliding double glazed doors to conservatory, 2 radiators. Open plan to;

KITCHEN AREA

Double glazed door and windows to rear, range of floor and wall mounted storage units in natural wood with laminate worksurfaces incorporating a resin one and a half bowl sink unit tiled splashbacks. Integrated oven and gas hob with extractor hood over, spaces and plumbing for a washing machine and for fridge freezer, cupboard housing the hot water cylinder.

CONSERVATORY

3.37m x 2.64m (11' 1" x 8' 8")

A substantial addition to the property of double glazed UPVC construction on a low brick wall with polycarbonate roof. Radiator and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Staircase to second floor, and doors to the 3 first floor bedrooms and bathroom.

BEDROOM 1

3.95m x 3.14m (13' 0" x 10' 4")

Double glazed window to front, double built-in wardrobe cupboard, radiator.

BEDROOM 2

3.92m x 3.41m (12' 10" x 11' 2")

Double glazed window to rear, single built-in wardrobe cupboard, radiator.



BEDROOM 3

2.97m x 2.37m (9' 9" x 7' 9")

Double glazed window to rear, radiator.

BATHROOM

2.97m x 1.80m (9' 9" x 5' 11")

Double glazed window to front with obscured glass, panelled bath with shower mixer tap, pedestal wash basin, WC. Radiator, tiled splashbacks, extractor fan.

SECOND FLOOR LANDING

Double glazed window to side and a door leading into:

STUDIO/BEDROOM 4

5.01m x 3.55m (16' 5" x 11' 8")

A spacious and versatile room with double glazed window to side and twin Velux windows to rear, built-in cupboard, radiator and access to eaves storage.

OUTSIDE

Beldorma Close 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 Polka Road, is down a private gravelled driveway and number 1 has gravelled parking to the front leading to the attached double garage. Neat lawned area with inset trees and shrub borders, picket fencing and flint wall to boundary. A section of the picket fencing to the front of the property can be removed to allow access for boat/caravan storage at side of house.

Pedestrian gates to both sides of the property lead to the partly walled rear garden which has been laid out for ease of maintenance comprising a brick weaved terrace, well stocked raised beds, ornamental garden pond, outside tap and lighting.

GARAGE

7.43m x 5.12m (24' 5" x 16' 10") at widest points.

Attached double garage with twin up and over doors, pitched roof with eaves storage space, gas-fired boiler, power and light connected, wash basin. Double glazed window and partly glazed door leading outside to the rear garden.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left up to the top of Staithe Street and left at the T-junction into Station Road. At the next T-junction turn right into Polka Road. About 500 yards along on the right-hand side is the gravel turning into Beldorma Close and number 1 is immediately on the left-hand side, 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 C.

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

TENURE

This property is for sale Freehold.

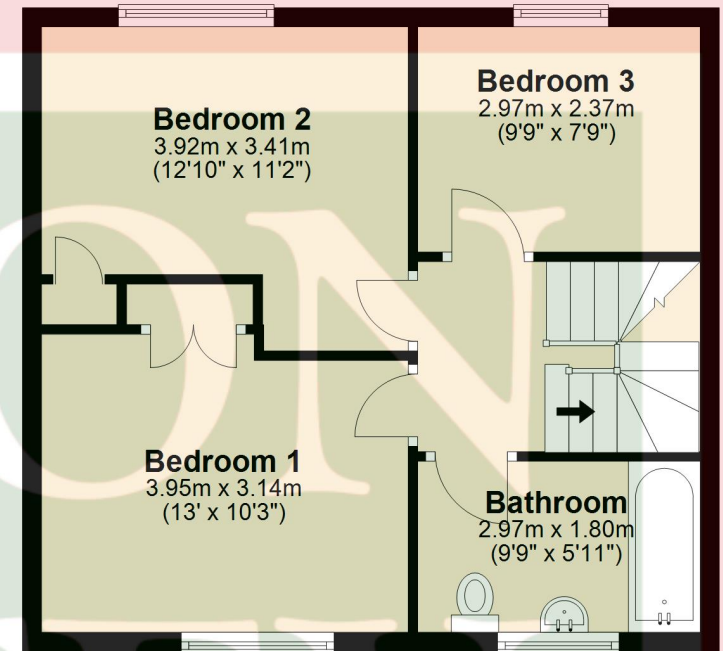
VIEWING

Strictly by appointment with the agent.



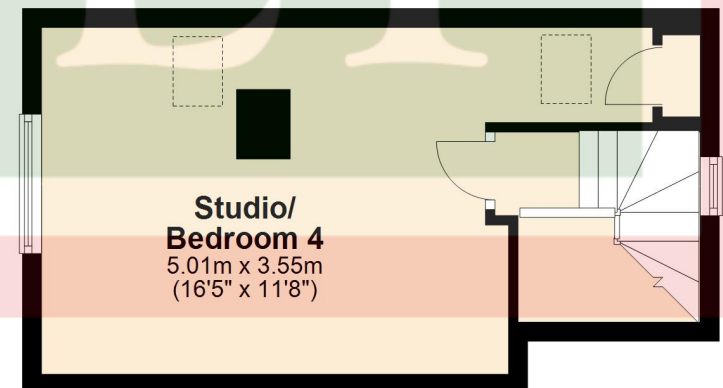
First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



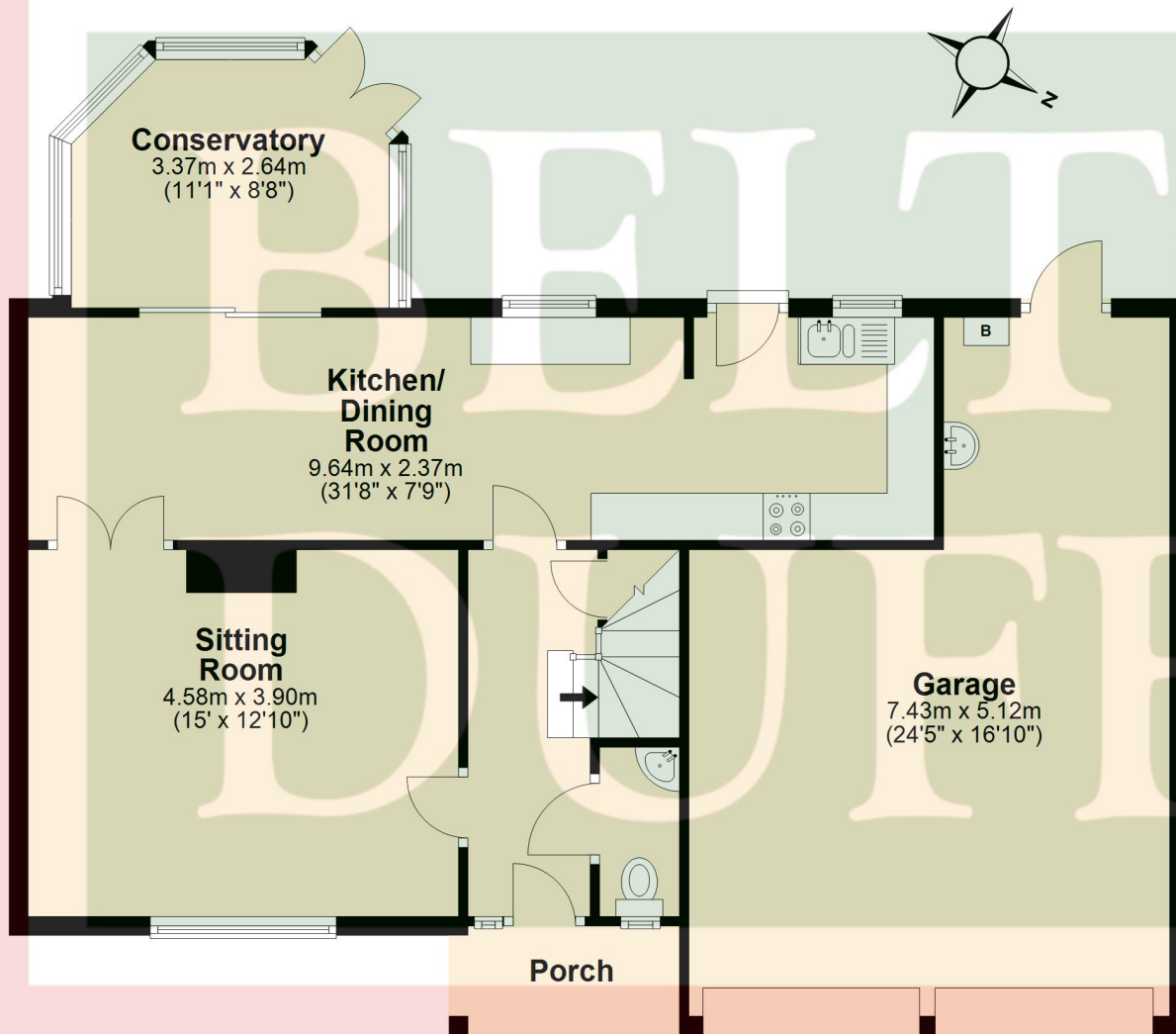
Second Floor

Approx. 17.6 sq. metres (189.1 sq. feet)



Ground Floor

Approx. 83.9 sq. metres (902.8 sq. feet)



Total area: approx. 145.2 sq. metres (1563.2 sq. feet)



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