



**Lovedays, Wells-next-the-Sea**  
**Guide Price £500,000**

**BELTON DUFFEY**

# LOVEDAYS, 12 THEATRE ROAD, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1DS

A beautifully presented semi detached cottage of character and quality in very central Wells-next-the-Sea location offering outstanding accommodation.

## DESCRIPTION

Lovedays, currently a successful holiday let investment, has been totally renovated by the current owners and is now offered for sale in immaculate order throughout to include many quality features such as oak joinery, newly fitted double glazing with integral blinds and gas to radiator central heating while retaining much of the original character.

The accommodation includes reception hall, cloakroom, large living room, fitted kitchen, generous utility/boot room, principal bedroom with en suite, two further double/twin bedrooms and luxury bathroom with free standing bath and shower cubicle. Outside, to the front, there is a small paved courtyard enclosed by iron railings.

The property is very conveniently located on Theatre Road adjacent to Stearman's Yard and within easy walking distance of The Quay, Staithe Street shops, the coastal path and all amenities. Lovedays is being sold as a chain free transaction and the furnishings/fixtures and fittings are available by separate negotiation.



## **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 HALL**

External courtesy lighting, composite front door with glazed insert, double glazed window to side, tiled flooring, radiator, ceiling recessed downlighters.

## **CLOAKROOM**

Suite comprising close coupled WC and wall mounted wash basin, tiled splashbacks, tiled flooring, radiator, extractor fan.

## **LIVING ROOM**

5.30m x 5.10m (17' 5" x 16' 9")

A bright and spacious room of generous proportions with double glazed bullseye window and additional double glazed window to side, open tread oak staircase to first floor with recess under, feature 'Cassette' wood burning stove with slate hearth, natural wood strip flooring, 2 radiators, ceiling recessed downlighters, open plan to;

## **KITCHEN/DINING ROOM**

4.90m x 2.80m (16' 1" x 9' 2")

Double glazed window to front, excellent range of floor and wall mounted storage units in brilliant white finish, extensive polished marble worksurfaces, inset sink unit and marble upstands, splashback tiling, 4 ring hob with extractor over, fitted oven, fitted microwave, fitted dishwasher, space for fridge/freezer, natural wood strip flooring, exposed brickwork, radiator, ceiling recessed downlighters.





## **UTILITY ROOM**

3.50m x 2.60m (11' 6" x 8' 6")

Double glazed window to rear, polished granite worksurfaces with inset butler sink unit, granite upstands, plumbing and space for automatic washing machine, space for tumble dryer, exposed painted flint and brick wall, wall mounted gas fired boiler, tiled flooring, large storage cupboard, radiator, extractor fan, ceiling recessed downlighters.

## **FIRST FLOOR LANDING**

Natural wood strip flooring, radiator, 2 storage cupboards, ceiling recessed downlighters.

## **BEDROOM 1**

4.20m x 4.10m (13' 9" x 13' 5")

Double glazed window to side, feature cast iron fireplace with wooden surround, natural wood strip flooring, radiator, large wardrobe cupboard, ceiling recessed downlighters, door to;

## **EN SUITE SHOWER ROOM**

Corner shower cubicle, pedestal wash basin with tiled splashback, WC, chrome heated towel rail, tile effect cushion floor covering, extractor fan.

## **BEDROOM 2**

3.50m x 3.20m (11' 6" x 10' 6")

Double glazed window to rear, natural wood strip flooring, radiator, wardrobe cupboard and additional storage cupboard, ceiling recessed downlighters.

## **BEDROOM 3**

3.70m x 3.00m (12' 2" x 9' 10")

Double glazed window to front with window seat, exposed ceiling beams, natural wood strip flooring, radiator, eaves wardrobe cupboard, access to loft space, ceiling recessed downlighters.

## **BATHROOM**

Double glazed window to side, suite comprising contemporary free standing bath tub, corner shower cubicle, vanity unit with inset wash basin and tiled splashback and WC, tile effect cushion floor covering, chrome heated towel rail, ceiling recessed downlighters.

## **OUTSIDE**

Attractive paved courtyard to front of property with retaining brick wall and cast iron railings to boundary, external tap and courtesy lighting.

## **DIRECTIONS**

Pedestrian directions from Belton Duffey, Wells-next-the-Sea office. Head north down Staithe Street towards The Quay. Halfway down, on left, at Howells The Bakers turn left through alleyway keeping Jicklings Yard on your right and continue straight into Theatre Road where number 12 can be found on the right next to Luggers Yard.

## **OTHER INFORMATION**

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band (exempt as business rated).

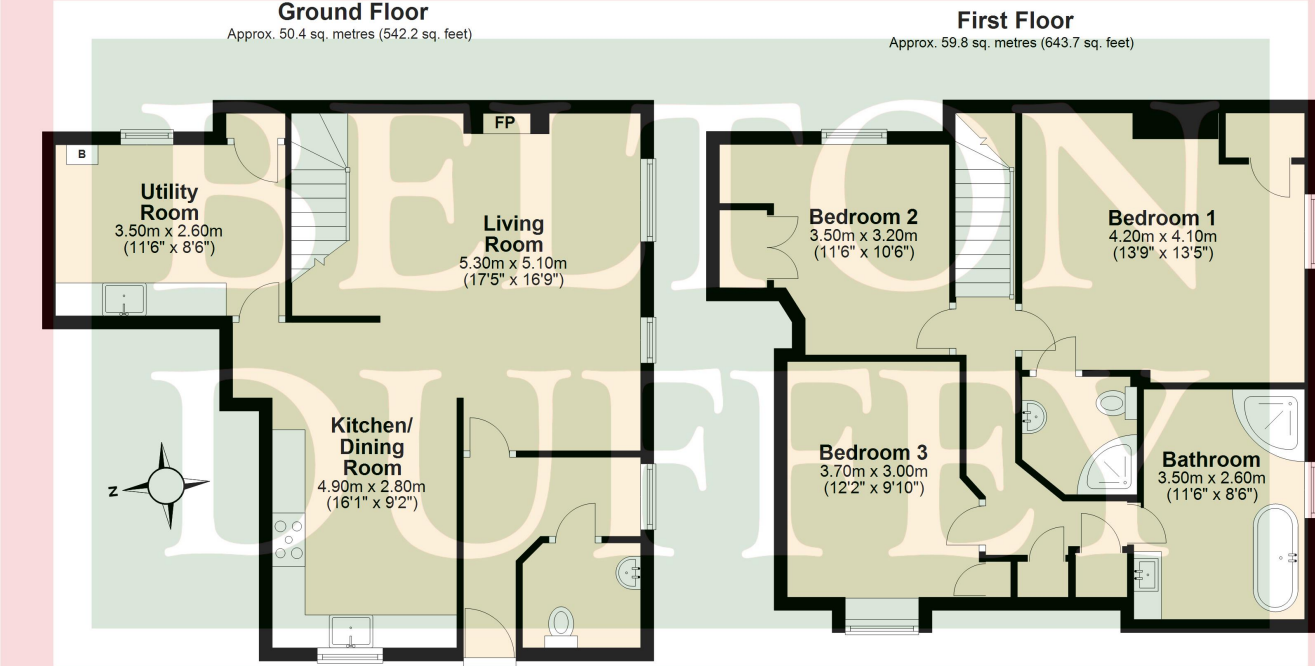
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.









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